



Wigginton Gardens

Wigginton, Tamworth, Staffordshire, B79 8BG

Offers Over £225,000



# Property Features

- Stunning Semi-Detached Home
- Sleek Bathroom
- Bright and Spacious Interiors
- Low Maintenance Rear Garden
- Superb Family Lounge
- Situated on Private Drive
- Attractive Kitchen
- Close to Local Schooling
- Two Double Bedrooms
- S106 Agreement - Affordable Housing, First Time Buyers Only

## Full Description

Set within this highly desirable postal code and tucked away on a private drive, this recently constructed two bedroom semi-detached family home seamlessly combines contemporary interiors with generous dimensions, creating a harmonious blend perfect for modern living requirements. Please note: this property is subject to a S106 Agreement for affordable housing and restricted purchase criteria to Frost Time Buyers Only.

### GROUND FLOOR

Stepping inside, you are instantly met with bright and spacious proportions that are complimented by a range of modern and attractive finishes that can be found throughout the home. Beginning with an entrance hall that enjoys a wonderful open aspect to a stunning kitchen hosting an array of matching base units that are supplemented by timeless wooden countertops, with stairs off to the first floor landing and a guest cloakroom adjacent, adding convenience for both residents and guests alike. Continuing through to the rear of the home, an outstanding family lounge boasts ample space for a range of freestanding furniture, with french doors opening out onto the rear garden providing a tasteful indoor-outdoor approach.

### FAMILY LOUNGE

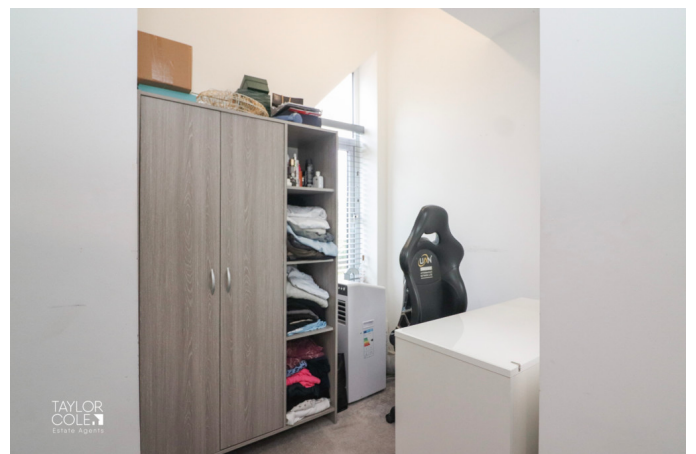
15' 3" x 14' 0" (4.65m x 4.28m)

### MODERN KITCHEN

13' 11" x 14' 0" (4.26m x 4.28m)

### GUEST CLOAKROOM

2' 3" x 5' 5" (0.71m x 1.66m)



## FIRST FLOOR

Ascending to the first floor, two fantastic bedrooms offer versatile accommodation options, each benefitting from ample dimensions to accommodate a host of freestanding bedroom or office furniture. The main bedroom enjoys a supplementary dressing area where vaulted ceilings allow natural light to illuminate the space. A sleek family bathroom provides a warm and relaxing ambience with quality tiled surrounds and a matching three piece suite, with panelled bathtub having shower screen and fitment over, wall mounted hand wash basin and close coupled WC.



## BEDROOM ONE

9' 10" x 10' 7" (3.00m x 3.23m)

## DRESSING AREA

6' 0" x 5' 5" (1.84m x 1.67m)

## BEDROOM TWO

8' 3" x 13' 11" (2.52m x 4.26m)

## BATHROOM

7' 4" x 6' 0" (2.24m x 1.85m)



## OUTSIDE

Stepping outside, the property is blessed with an enviable low maintenance approach with a slab paved patio seamlessly combining with artificial lawns that provide a wealth of space for external seating furniture and entertainment, whilst secure timber fencing envelopes the space providing security and privacy.





## ANTI MONEY LAUNDERING

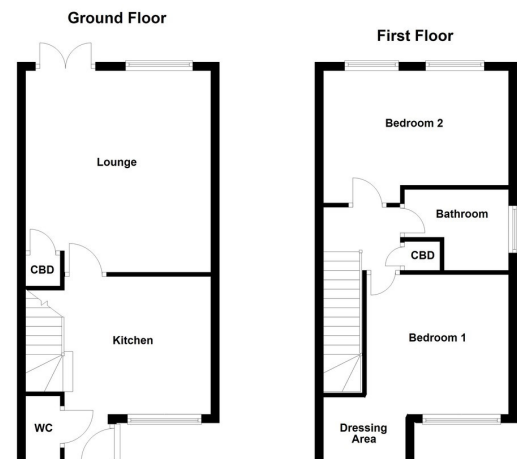
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements