



Peel Drive

Wilnecote, Tamworth, Staffordshire, B77 5FG

£230,000

Property Features

- Bright & Attractive Semi Detached
- Meticulously Improved
- Inviting Reception Hall
- Spacious Family Lounge
- Tastefully Refitted Kitchen
- Three Generous Bedrooms
- Luxury Family Bathroom
- Private & Low Maintenance Rear Garden
- Off Road Parking
- Subject to Section 106 Affordable Housing Scheme

Full Description

Welcome to this bright and attractive three-bedroom semi-detached home, located within a highly regarded modern development. The property boasts attractive interiors and tasteful cosmetic improvements, courtesy of the current homeowners, making it a truly inviting residence (Please be aware, this property is subject to a Section 106 Affordable Housing Agreement).

Situated on a discreetly positioned plot, this home enjoys proximity to a host of local schooling and shopping amenities, ensuring convenience and a family-friendly environment. The property sits behind a well-kept frontage, offering off-road parking via a tarmacadam driveway.

GROUND FLOOR

Stepping inside, the home exudes a bright and inviting allure. The welcoming entrance hall features a guest cloakroom and stairs leading to the first floor landing, providing access to all ground floor accommodation. At the rear of the home, a spacious family lounge offers a wonderful area with ample proportions to accommodate a range of freestanding living and dining room furniture, making it perfect for family gatherings and entertaining.

Adjacent to the lounge, the immaculate re-fitted kitchen has been meticulously improved, showcasing quality units and seamlessly integrated appliances. This kitchen not only enhances the aesthetic appeal but also provides a highly functional space for culinary enthusiasts.



FAMILY LOUNGE

13' 5" x 15' 11" (4.11m x 4.86m)

REFITTED KITCHEN

6' 8" x 7' 5" (2.05m x 2.28m)

GUEST CLOAKROOM

2' 6" x 4' 10" (0.78m x 1.48m)

FIRST FLOOR

Upstairs, the unique and innovative layout reveals three excellent bedrooms, catering to various lifestyles and offering multiple accommodation options. The main bedroom benefits from generous double proportions and features fitted wardrobes, providing ample storage solutions.

The luxurious family bathroom presents a glorious and relaxing ambience with quality tiled surrounds and complementary mosaic tiling. It hosts a matching three-piece suite, including a tiled bathtub with shower screen and fitment over, a wall-mounted vanity sink unit with an inset hand wash basin, and a close-coupled WC.

BEDROOM ONE

11' 9" x 13' 5" (3.59m x 4.09 (Max)m)

BEDROOM TWO

8' 10" x 6' 4" (2.71m x 1.94m)

BEDROOM THREE

7' 10" x 6' 5" (2.39m x 1.97m)

BATHROOM

5' 7" x 5' 8" (1.72m x 1.74m)

EXTERNAL

Stepping outside, the rear garden offers a wonderfully private setting with a carefully curated two-tier approach. A spacious slab-paved patio provides the perfect place for external entertainment and dining furniture, while steps lead up to a supplementary space featuring an artificial lawn. This area is surrounded by secure hoop-top fencing and mature shrubbery, creating a peaceful retreat. The entire plot is enveloped by secure timber fencing, ensuring privacy and safety.



ANTI MONEY LAUNDERING

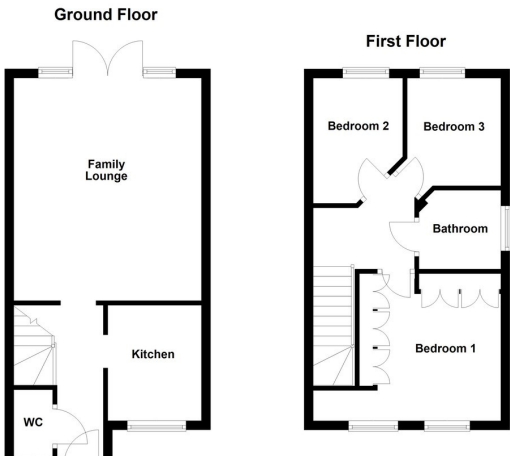
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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