



Hedging Lane

Wilnecote, Tamworth, Staffordshire, B77 5EX

£210,000

Property Features

- Charming Mid Terraced Family Home
- Dining Room
- Lounge
- Fitted Kitchen
- Bathroom
- Three Bedrooms
- Parking Facilities to the Rear
- Garage
- Private Rear Garden
- No Onward Chain

Full Description

Steeped in traditional features, this wonderful and charming mid terraced family home offers generous reception spaces alongside a host of local schooling, shopping amenities, and commuter links at your fingertips. The property is offered with no onward chain.

GROUND FLOOR

Upon entering the home, you are met with a bright and welcoming dining room, an excellent reception space that sets an inviting tone to be continued throughout. Adjacent to the dining room, a superb lounge offers ample proportions to comfortably accommodate a range of living room furniture. Moving towards the rear of the home, the pleasant kitchen is equipped with a matching range of base units, roll-top working surfaces, and upper cupboards, with recesses and plumbing for an array of white goods. Completing the ground floor is a well-appointed family bathroom, adorned with water-resistant surrounds and sleek fittings, including a panelled bathtub with shower fitment and screen, a vanity sink unit with inset hand wash basin, and a close-coupled WC.

DINING ROOM

12' 4" x 11' 1" (3.77m x 3.39m)

LOUNGE

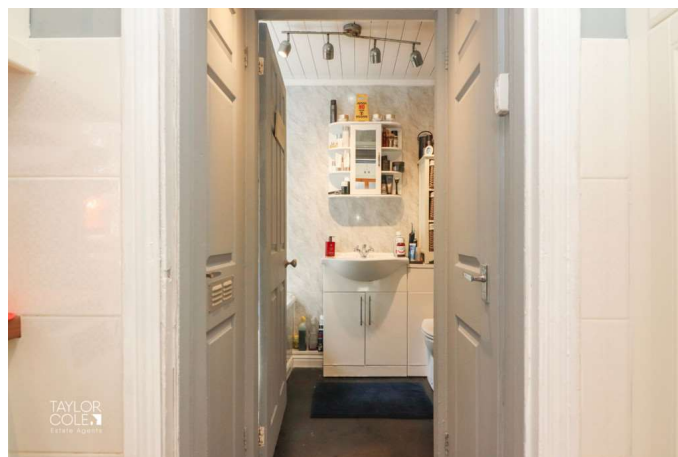
12' 4" x 11' 11" (3.77m x 3.64m)

KITCHEN

7' 5" x 10' 9" (2.27m x 3.28m)

BATHROOM

7' 5" x 4' 10" (2.27m x 1.49m)



FIRST FLOOR

Ascending to the first floor, the property boasts three fantastic bedrooms that offer a myriad of accommodation options supported by their brilliant dimensions. The main bedroom, positioned to the front aspect, comfortably supports a range of fitted wardrobes. Bedroom two enjoys similar benefits with natural light beaming courtesy of a UPVC double-glazed window overlooking the rear. The third bedroom presents a magnificently versatile space, currently utilised as a laundry room but easily transformed into a wonderful bedroom or home office.



BEDROOM ONE

12' 4" x 11' 1" (3.77m x 3.39m)

BEDROOM TWO

9' 4" x 11' 11" (2.87m x 3.65m)

BEDROOM THREE

7' 5" x 10' 8" (2.28m x 3.27m)

EXTERNAL

Externally, the property boasts brilliant yet discreet parking facilities to the rear, in addition to a convenient single garage for further storage. Adjacent to this, a wonderfully private garden enjoys a mature approach, adorned with secure timber fencing.



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.





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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