



Ealingham

Wilnecote, Tamworth, Staffordshire, B77 4DH

£185,000

Property Features

- Well Presented Mid Terrace Property
- Entrance Hall
- Lounge
- Kitchen
- Separate Dining Room
- Two Well Proportioned Bedrooms
- Bathroom
- Separate WC
- Rear Garden
- Driveway

Full Description

Welcome to this well presented mid terraced property in this sought after residential location. The property is set behind a driveway providing ample off road parking facilities and access to the front entrance.

GROUND FLOOR

A bright and inviting entrance hall provides a welcome to the property, with staircase leading to the first floor and access to the ground floor accommodation. To the front of the property is a well equipped kitchen with a range of base units and drawers, complemented by matching wall cupboards and an integrated oven and hob with extractor hood over. The work surface is complemented by wall tiling and window to the front provides natural light source.

To the rear is the spacious lounge with sliding patio doors providing direct access to the rear garden. The lounge also provides access to the separate dining room with French doors also providing direct access to the rear garden.

ENTRANCE HALL

KITCHEN

10' 7" x 8' 4" (3.24m x 2.56m)

LOUNGE

11' 4" x 12' 7" (3.47m x 3.84m)

DINING ROOM

10' 9" x 7' 10" (3.30m x 2.39m)



FIRST FLOOR

To the first floor are two well proportioned bedrooms both located to the rear of the property and with windows overlooking the rear garden. Bedroom two has a fitted cupboard providing useful storage facilities. The well presented bathroom has bath with shower fitment over and side shower screen, and hand wash basin with storage cupboard beneath. An obscure glazed window provides ample natural light source. The landing also provides access to the separate WC.

BEDROOM ONE

12' 7" x 9' 8" (3.84m x 2.97m)

BEDROOM TWO

12' 7" x 9' 8" (3.84m x 2.95m)

BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m)

SEPARATE WC

5' 10" x 2' 10" (1.78m x 0.88m)

EXTERNAL

The rear garden provides outdoor entertainment space with a well kept lawned area with border and gravelled pathway leading to the rear access gate.

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.

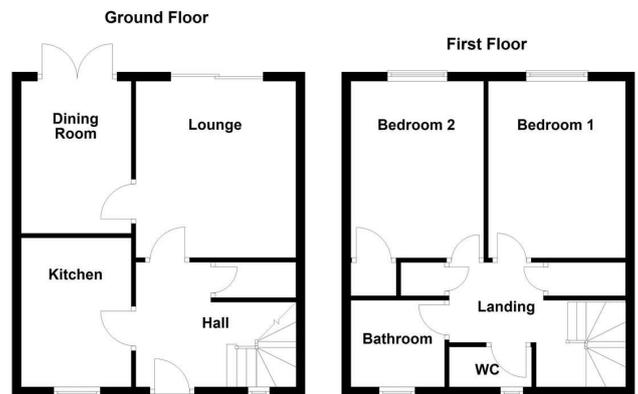
TENURE

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		86 B
69-80	C		
55-68	D	63 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