

Mellwaters

Wilnecote, Tamworth, B77 4NJ

Offers Over £190,000

Property Features

- Delightful Mid Terraced Family Home
- Welcoming Entrance Hall
- Superb Open Plan Approach
- Family Lounge & Breakfast Kitchen
- Bright Conservatory
- Two Well-Appointed Bathrooms
- Sleek Family Bathroom
- Low Maintenance Rear Garden
- Close to Commuter Links
- Off Road Parking to Front and Rear

Full Description

Welcome to this delightful and beautifully presented family home, thoughtfully enhanced by the current owners to offer stylish and modern living throughout. Nestled in a quiet cul de sac, the property benefits from a serene setting while remaining conveniently close to a host of local amenities and excellent commuter links.

GROUND FLOOR

Upon entering, you are greeted by a spacious and inviting family lounge, offering an ideal space for relaxation. The lounge is complemented by an elegant staircase leading to the first floor and flows seamlessly into the heart of the home—a superb breakfast kitchen.

The kitchen features a stylish selection of matching base units and ample space for modern appliances, making it perfect for both everyday use and entertaining guests. Adding further appeal to the ground floor is a bright and airy conservatory, providing a tranquil spot to unwind while enjoying views of the garden and direct access to the outdoor space.

ENTRANCE HALL

5' 1" x 2' 9" (1.55m x 0.85m)

FAMILY LOUNGE

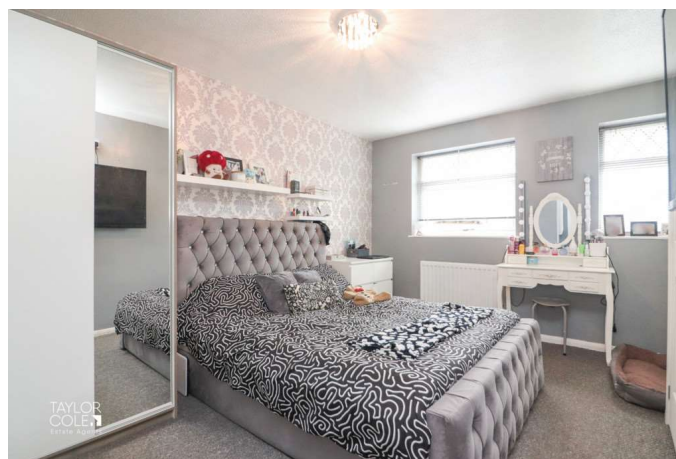
13' 10" x 12' 7" (4.23m x 3.84m)

BREAKFAST KITCHEN

12' 7" x 9' 4" (3.84m x 2.87m)

CONSERVATORY

10' 0" x 9' 10" (3.07m x 3.02m)



FIRST FLOOR

The first floor accommodates two generously sized bedrooms, each offering versatility and comfort. The primary bedroom impresses with a range of fitted storage solutions, while the second bedroom provides a flexible layout to suit your family's needs. The stunning family bathroom completes the internal layout, featuring a sleek three-piece suite with high-quality tiled finishes.

BEDROOM ONE

12' 1" x 9' 4" (3.69m x 2.85m)

BEDROOM TWO

11' 5" x 6' 2" (3.49m x 1.90m)

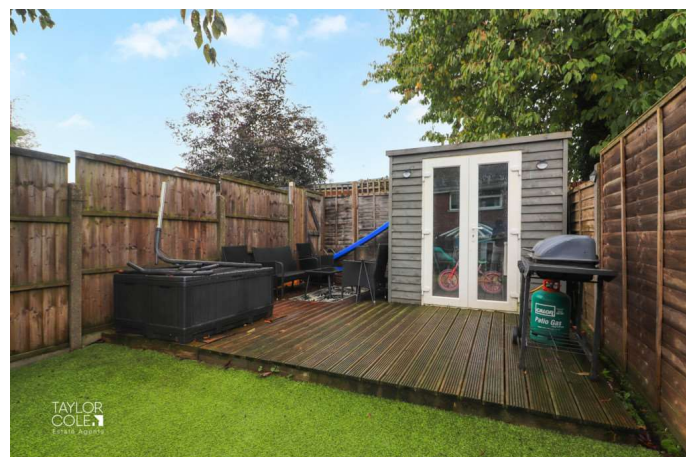
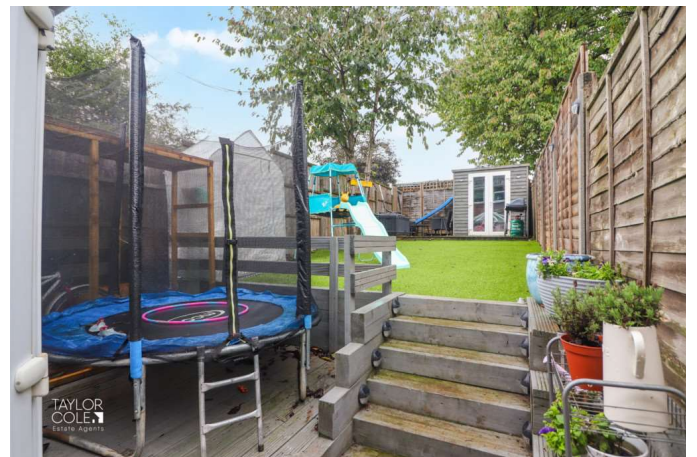
BATHROOM

5' 9" x 5' 5" (1.76m x 1.67m)

OUTSIDE

THE REAR

Externally, the rear garden has been thoughtfully redesigned to create a low-maintenance retreat. The garden showcases lush artificial lawns and a spacious timber decking area and summerhouse with electric, perfect for alfresco dining and summer gatherings. This exceptional family home is a must-see for those seeking modern comfort and convenience in a sought-after location.



ANTI MONEY LAUNDERING

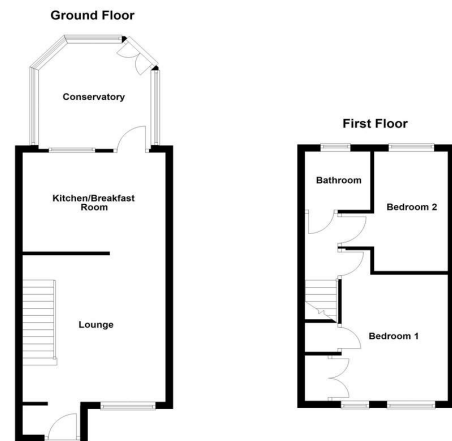
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

VIEWING

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

TENURE

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 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 and 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