TAYLOR COLE
Estate Agents

Grassholme

Wilnecote, Tamworth, B77 4BZ

Guide Price £220,000

Property Features

- Perfect Investment or first-time buyer opportunity
- Three-bedroom link-detached home in sought-after Wilnecote
- Positioned on a spacious corner plot with excellent potential to extend (STPP)
- Spacious living room and separate dining area
- Fitted kitchen with garden views and access to rear
- Three well-proportioned bedrooms and a family bathroom
- Driveway parking for multiple vehicles plus attached garage
- Private and enclosed rear garden with patio and lawn areas
- Quiet residential location with a family-friendly feel
- Convenient access to Wilnecote Station, A5, M42, and local amenities

Full Description

Situated on a generous corner plot in the desirable Wilnecote area of Tamworth, this three-bedroom link-detached property offers a fantastic opportunity for first-time buyers, families, or investors. With no onward chain and superb potential throughout, it's a home ready to be shaped to your taste. The property includes a private driveway, attached garage, and a well-sized, enclosed rear garden-all within close proximity to local schools, shops, and excellent transport links.

THE FORE
Set back from the road, the home is positioned on a quiet residential street. A private driveway provides off-road parking for multiple vehicles and leads to an attached garage. The corner plot setting offers a sense of space and the potential to extend, subject to planning permission.

GROUND FLOOR
Upon entering the home, you're welcomed by a hallway that leads into a spacious living room-perfect for family gatherings or relaxing evenings. Adjacent to this is a separate dining room, ideal for hosting or formal meals. The kitchen, located at the rear of the property, provides views of the garden and has access to the outside. While functional, the kitchen offers great potential for modernisation or to be opened up into an open-plan layout.

LIVING ROOM
15' 5" x 12' 7" (4.7m x 3.85m)

DINING ROOM
8' 9" x 8' 3" (2.68m x 2.53m)

KITCHEN
11' 0" x 6' 11" (3.37m x 2.13m)

FIRST FLOOR
The first floor features three well-proportioned bedrooms, each offering flexibility for sleeping, study, or work-from-home use. A family bathroom completes the upper level, currently fitted with essential fixtures and ready to be updated to suit modern tastes.

BEDROOM ONE
12' 2" x 9' 6" (3.71m x 2.91m)

BEDROOM TWO
8' 11" x 8' 9" (2.74m x 2.68m)

BEDROOM THREE
9' 4" x 5' 10" (2.87m x 1.80m)

BATHROOM
6' 3" x 5' 10" (1.91m x 1.78m)

The rear garden is private and enclosed, offering a mix of lawn and patio areas-ideal for outdoor dining, entertaining, or children's play. With a good degree of privacy and space, the garden also offers potential for landscaping or extending the property further, subject to planning.

ANTI MONEY LAUNDERING

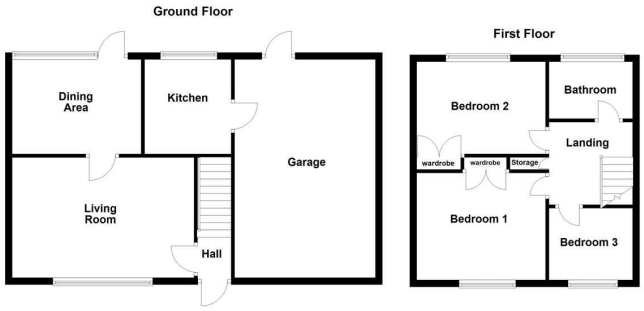
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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