



Calder

Wilnecote, Tamworth, B77 4BS

£200,000

Property Features

- Three bedroom semi detached family home
- Well presented throughout with modern decor
- Spacious living room
- Open plan kitchen and dining room
- Ground floor WC for added convenience
- Three good sized bedrooms to the first floor
- Family bathroom with contemporary fittings
- Enclosed rear garden ideal for outdoor living
- Popular residential location
- Ideal purchase for families or first time buyers

Full Description

This well maintained three bedroom semi detached home offers spacious and practical accommodation across two floors. The property is ideally suited to families or first time buyers, combining comfortable living space with a pleasant rear garden and a popular residential setting.

THE FORE

To the front, the property enjoys an attractive outlook with a smart facade and access to the main entrance. The home sits within a well established residential area with nearby amenities and transport links.

GROUND FLOOR

The ground floor accommodation begins with a welcoming entrance hall providing access to the main living areas and stairs to the first floor. The living room is a generously proportioned space, enhanced by a front-facing window that provides abundant natural light, creating a bright and airy atmosphere. To the rear, the open plan kitchen and dining room offers excellent space for everyday living and entertaining, with ample worktop and storage units along with space for dining furniture. A ground floor WC adds further convenience.

LIVING ROOM

17' 5" x 9' 6" (5.31m x 2.9m)

OPEN PLAN KITCHEN/DINING ROOM

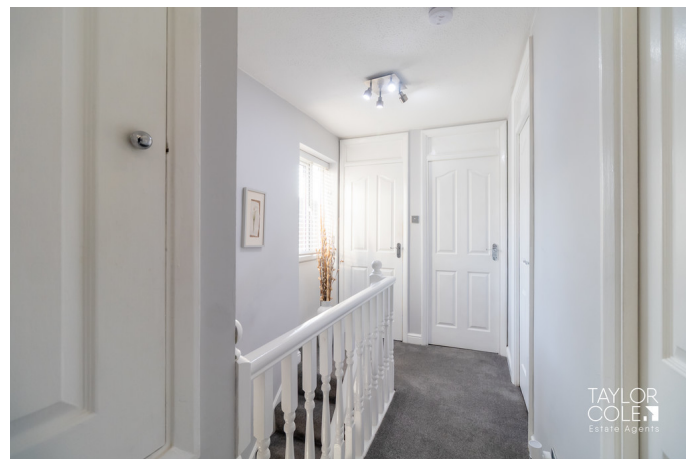
15' 3" x 11' 1" (4.65m x 3.38m)

WC

5' 3" x 2' 5" (1.6m x 0.74m)

FIRST FLOOR

The first floor comprises three well proportioned bedrooms,



all offering comfortable accommodation and flexibility for family living or home working. The family bathroom is fitted with a modern suite, serving all bedrooms from the central landing.

BEDROOM ONE

11' 2" x 10' 9" (3.4m x 3.28m)

BEDROOM TWO

14' 4" x 8' 1" (4.37m x 2.46m)

BEDROOM THREE

11' 2" x 5' 9" (3.4m x 1.75m)

WALK-IN WARDROBE

6' 6" x 2' 9" (1.98m x 0.84m)

BATHROOM

6' 4" x 5' 4" (1.93m x 1.63m)

THE REAR

To the rear is an enclosed garden providing a private outdoor space ideal for relaxing, entertaining or family use. The garden is well maintained and offers a pleasant extension of the indoor living space.

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