



Calder

Wilnecote, Tamworth, B77 4BS

£189,950

Property Features

- Three bedroom semi detached house arranged over two floors
- Well proportioned bedrooms including a generous main bedroom
- Spacious living room with plenty of natural light
- Good sized rear garden with patio and lawn areas
- Open plan kitchen and dining room ideal for family living
- Scope to personalise and add value throughout
- Ground floor WC for added convenience
- Situated within a popular residential location
- Modern family bathroom to the first floor
- Ideal for families, first time buyers or investors

Full Description

This well presented three bedroom semi detached house offers bright and modern accommodation arranged over two floors, making it an ideal purchase for families, first time buyers or investors. The property benefits from spacious living areas, a modern kitchen and bathroom, and a generous rear garden.

THE FORE

Set back from the road, the property features a neat frontage with a pathway leading to the front entrance, providing an inviting first impression within a residential setting.

GROUND FLOOR

The ground floor comprises a welcoming entrance hall with a convenient WC, a spacious living room with ample natural light, and an open plan kitchen and dining room offering plenty of storage and worktop space, with direct access to the rear garden, ideal for everyday living and entertaining.

LIVING ROOM

17' 6" x 9' 7" (5.33m x 2.92m)

OPEN PLAN KITCHEN/DINER

15' 2" x 11' 2" (4.62m x 3.4m)

WC

5' 4" x 2' 7" (1.63m x 0.79m)

FIRST FLOOR

To the first floor are three well proportioned bedrooms, including a generous main bedroom with built in wardrobe space, alongside a modern family bathroom fitted with a white suite and finished in a clean contemporary style.



BEDROOM ONE

14' 3" x 8' 3" (4.34m x 2.51m)

BEDROOM TWO

11' 2" x 10' 5" (3.4m x 3.18m)

BEDROOM THREE

11' 2" x 6' 2" (3.4m x 1.88m)

BATHROOM

6' 1" x 5' 7" (1.85m x 1.7m)

THE REAR

The rear garden is of a good size and arranged over levels, offering patio and lawn areas with scope for further landscaping, creating a pleasant outdoor space for relaxing, entertaining or family use.

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.

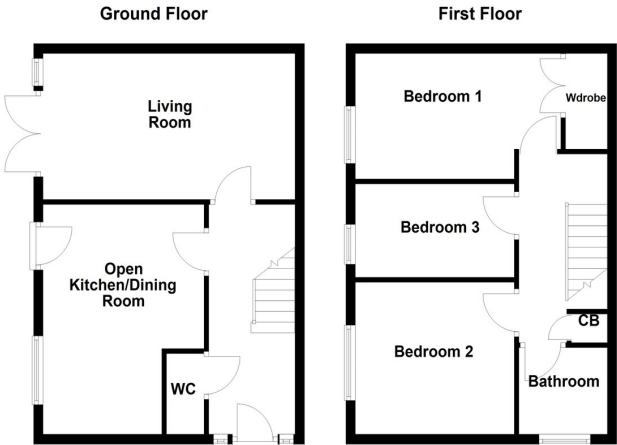
TENURE

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		88 B
69-80	C	71 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 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