



Scammerton

Wilnecote, Tamworth, B77 4LA

£235,000

Property Features

- Spacious four-bedroom family home arranged over two floors.
- Flexible layout including a ground-floor bedroom ideal for guests or home working.
- Separate living room and dining room offering versatile living space.
- Well-fitted kitchen with adjoining utility room.
- Ground floor WC for added convenience.
- Three well-proportioned bedrooms on the first floor.
- Family bathroom plus excellent built-in storage throughout.
- Private rear garden ideal for families and outdoor entertaining.
- Driveway providing off-road parking and welcoming frontage.
- Popular residential location close to schools, amenities, and transport links.

Full Description

This spacious and well-laid-out family home offers generous accommodation across two floors, providing flexible living space ideal for growing families. Well maintained throughout, the property combines practical room proportions with a layout perfectly suited to modern family life.

THE FORE

At the front, the property features a driveway providing off-road parking and a welcoming porch leading into a spacious entrance hall. The frontage is smartly presented and set within a popular residential area, convenient for local schools, shops, and transport links.

GROUND FLOOR

The ground floor offers a comfortable living room with ample space for relaxing, which flows through to a separate dining room ideal for family meals and entertaining. The kitchen is well equipped with plenty of storage and workspace, complemented by a useful utility room and ground floor WC. A fourth bedroom on the ground floor provides excellent flexibility, suitable for guests, home working, or family living.

LIVING ROOM

15' 1" x 12' 4" (4.6m x 3.76m)

DINING ROOM

8' 7" x 8' (2.62m x 2.44m)

KITCHEN

10' 7" x 7' 2" (3.23m x 2.18m)

UTILITY ROOM

7' 8" x 6' 7" (2.34m x 2.01m)



WC

3' 8" x 3' 4" (1.12m x 1.02m)

BEDROOM FOUR

13' 2" x 7' (4.01m x 2.13m)

FIRST FLOOR

On the first floor, there are three well-proportioned bedrooms, including a generous main bedroom with fitted wardrobe space. A modern family bathroom serves the upper floor, while additional built-in storage off the landing enhances practicality.

BEDROOM ONE

13' 2" x 9' 4" (4.01m x 2.84m)

BEDROOM TWO

8' 9" x 8' 8" (2.67m x 2.64m)

BEDROOM THREE

9' x 5' 9" (2.74m x 1.75m)

BATHROOM

6' 4" x 6' (1.93m x 1.83m)

THE REAR

To the rear, the property benefits from a private garden offering lawned and planted areas, providing an ideal outdoor space for children, entertaining, or relaxing during warmer months.

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.

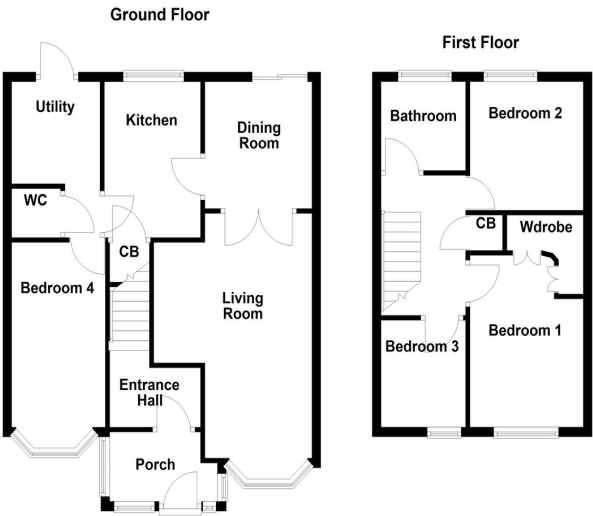
TENURE

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		
69-80	C		78 C
55-68	D	67 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