



Nightingale

Wilnecote, Tamworth, B77 5NP

£225,000

Property Features

- Two bedroom semi detached home arranged over three floors
- Well presented throughout with modern interiors
- Spacious living room
- Contemporary fitted kitchen
- Bright conservatory providing additional living/dining space
- Two first floor bedrooms and family bathroom
- Converted loft offering versatile office/bedroom space
- Generous driveway providing off road parking
- Enclosed rear garden with patio and lawn
- Popular and convenient residential location



Full Description

This well presented two bedroom semi detached home offers spacious and thoughtfully arranged accommodation set over three floors. Combining modern interiors with practical living spaces, the property is ideal for families or buyers seeking flexible accommodation with additional workspace.

The home benefits from a converted loft providing a versatile second floor, along with a bright conservatory to the rear, enhancing both living space and natural light throughout.



THE FORE

The property is approached via a generous driveway providing ample off road parking. The frontage is neatly maintained, with side access leading through to the rear garden.

Positioned within a popular residential area, the home enjoys a pleasant setting with a practical layout suited to modern day living.

GROUND FLOOR

The ground floor comprises a spacious living room to the front, offering a comfortable and inviting space for relaxation.

To the rear, the kitchen is well appointed with modern units and provides direct access through to the conservatory.

The conservatory creates an additional reception area, ideal for dining or entertaining, with views over and access to the garden. The layout allows for a natural flow between spaces, making it well suited for both everyday living and hosting.



LIVING ROOM

11' 7" x 12' 6" (3.53m x 3.81m)

KITCHEN

8' 8" x 11' 7" (2.64m x 3.53m)



CONSERVATORY

10' 7" x 9' 6" (3.23m x 2.9m)

FIRST FLOOR

The first floor offers two well proportioned bedrooms, both enjoying good natural light and flexible use. A family bathroom is also located on this level, fitted with contemporary fixtures and finishes.

The first bedroom provides access to the staircase leading to the second floor, while maintaining a practical and well balanced layout for the main sleeping accommodation.



BEDROOM ONE

11' 7" x 11' (3.53m x 3.35m)

BEDROOM TWO

5' 9" x 8' 8" (1.75m x 2.64m)

BATHROOM

5' 5" x 6' 3" (1.65m x 1.91m)

SECOND FLOOR

The second floor features a converted loft space currently utilised as an office, offering a versatile area suitable for a variety of uses such as a study or hobby space. This floor provides a sense of separation from the main living areas, creating a quiet and private environment ideal for working from home or additional flexible space.



OFFICE

9' 3" x 11' 6" (2.82m x 3.51m)

THE REAR

The rear garden is well proportioned and mainly laid to lawn, complemented by a patio area suitable for outdoor seating and dining. The space is enclosed, providing a safe and private environment for families and pets.

A useful outbuilding/shed is situated within the garden, offering additional storage, while the overall layout provides a pleasant and functional outdoor space for relaxation and entertaining.



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		86 B
69-80	C		
55-68	D	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