



Merganser

Wilnecote, Tamworth, B77 5NL

£255,000

Property Features

- Three bedroom semi detached home
- Located in the popular area of Merganser
- Spacious living room to the front
- Kitchen diner with access to conservatory
- Bright conservatory overlooking the garden
- Three well proportioned bedrooms
- Family bathroom and landing storage
- Driveway providing off road parking
- Tandem garage offering additional storage or parking
- Generous rear garden with lawn and patio area that backs onto Kettlebrook nature reserve

Full Description

This well proportioned three bedroom semi detached home, located in the popular area of Merganser, offers a fantastic opportunity for buyers looking to put their own stamp on a property. With generous living space, a conservatory addition, and a practical layout throughout, the home provides a strong foundation for modernisation while already offering comfortable day to day living.

The property benefits from a spacious living room, a kitchen diner to the rear, and a bright conservatory overlooking the garden, creating a versatile flow of living space. With the added advantages of a garage, driveway parking, and a well sized rear garden, this home presents excellent potential in a sought after residential setting.

This property backs onto Kettlebrook nature reserve; a calm and picturesque nature site.

THE FORE

The property is set back with a driveway providing off road parking and access to a large tandem garage. A lawned frontage enhances the kerb appeal, while the overall position offers a pleasant and well established setting within the development.

GROUND FLOOR

Upon entering, you are welcomed into an entrance hall with stairs leading to the first floor and access into the main living areas. The living room is positioned to the front and offers a generous and comfortable space, featuring a large window that allows for plenty of natural light.

To the rear, the kitchen diner provides ample space for both cooking and dining, with a range of fitted units and direct access through to the conservatory. The conservatory adds valuable additional living space and enjoys views over the rear garden, making it an ideal spot for relaxing or



entertaining.

LIVING ROOM

11' x 15' (3.35m x 4.57m)

KITCHEN/DINER

14' 4" x 8' 5" (4.37m x 2.57m)

FIRST FLOOR

The first floor comprises three well proportioned bedrooms, including a spacious principal bedroom and two further rooms suitable for family, guests, or home working. These are served by a family bathroom, with additional storage available from the landing, ensuring practical day to day living.

BEDROOM ONE

8' 1" x 13' 8" (2.46m x 4.17m)

BEDROOM TWO

10' x 8' 1" (3.05m x 2.46m)

BEDROOM THREE

6' x 9' 6" (1.83m x 2.9m)

BATHROOM

6' x 5' 6" (1.83m x 1.68m)

THE REAR

The rear garden is a good size and mainly laid to lawn, offering plenty of space for outdoor activities, gardening, or entertaining. A patio area provides an ideal spot for seating and al fresco dining, while the garden enjoys a good degree of privacy and is fully enclosed for added security. Beyond the rear boundary lies Kettlebrook Nature Reserve, providing a calm, and picturesque backdrop with its open green spaces, wildlife, and walking trails, perfect for those who appreciate a natural setting right on their doorstep.

CONSERVATORY

14' 4" x 6' 7" (4.37m x 2.01m)

GARAGE

7' 6" x 29' 8" (2.29m x 9.04m)

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



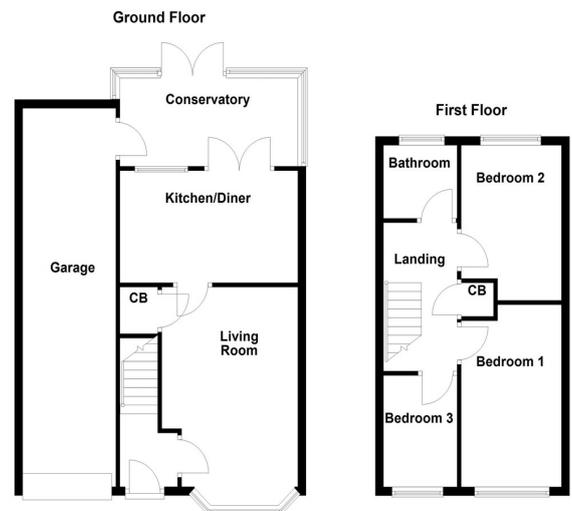
an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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 | | 73 C |
| 55-68 | D | 64 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