



Nightingale

Wilnecote, Tamworth, B77 5NP

£229,000

Property Features

- Well Presented Semi Detached Residence
- Spacious and Inviting Living Room
- Open Plan Dining Area
- Extended Kitchen
- Three Well Proportioned Bedrooms
- Family Bathroom
- Attractive Rear Garden
- Tarmacadam Driveway
- Internal Viewing Highly Advised
- No Onward Chain

Full Description

This extended and well-presented semi detached property is situated within a sought-after residential development and is being sold with the added benefit of no onward chain.

THE FORE

The front of the property features a tarmac driveway with a stylish block-paved border and a raised stone-chipped area, providing an attractive yet practical frontage. An EV charger is conveniently mounted on the wall, catering to modern electric vehicle needs. Access is provided through the front entrance hall as well as a secondary door leading directly into the kitchen.

GROUND FLOOR

Stepping into the entrance hall, the staircase leads to the first-floor landing, while a door opens into the spacious and inviting living area. This open-plan living and dining space accommodates freestanding lounge and dining furniture, with a charming bow window to the front allowing natural light to flow through. Sliding patio doors at the rear seamlessly connect the indoor space to the garden, creating a perfect setting for entertaining. Additional storage is provided beneath the stairs.

The kitchen, positioned within the side extension, is fitted with a range of matching base and wall units, complemented by work surfaces and designated recesses for white goods. Tiled flooring enhances the practicality of the space, and a rear door provides direct access to the patio and garden.



LIVING AREA

11' 01" x 15' 5" (3.38m x 4.7m)

OPEN DINING AREA

14' 3" x 8' 5" (4.34m x 2.57m)

KITCHEN

7' 8" x 14' 1" (2.34m x 4.29m)

FIRST FLOOR

The first-floor landing benefits from a side window, adding brightness to the space. A door leads to the airing cupboard, while further doors open to three well-proportioned bedrooms. The first and second bedrooms are fitted with wardrobes, offering ample storage, while the third bedroom features a fitted bed display with additional cupboard storage above and beneath. The family bathroom completes the first floor, boasting a matching three-piece suite, a ceiling-to-tile surround, and a well-maintained finish.

BEDROOM ONE

12' 6" x 8' 2" (3.81m x 2.49m)

BEDROOM TWO

8' 1" x 9' 9" (2.46m x 2.97m)

BEDROOM THREE

6' 5" x 9' 5" (1.96m x 2.87m)

BATHROOM

5' 5" x 6' 0" (1.65m x 1.83m)

THE REAR

The rear garden offers a private outdoor retreat, beginning with a block-paved patio area enclosed by a retaining wall. Steps lead up to the neatly maintained lawn, which is flanked by planted borders on either side. A further patio area to the rear provides an additional seating space, all enclosed by timber fencing for privacy and security.

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.

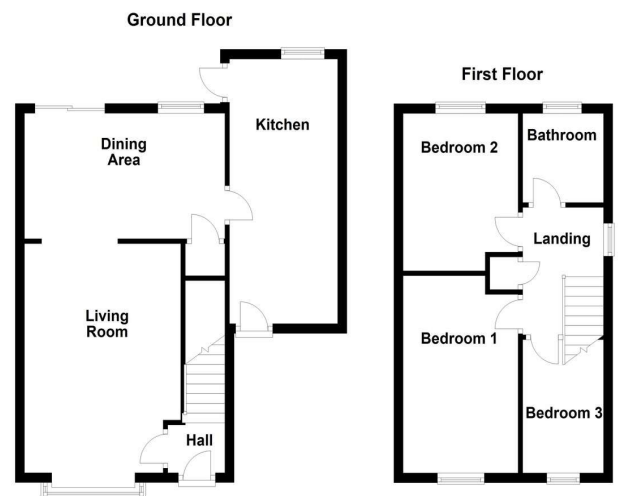


TENURE

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