



Blackberry Way

Wilnecote, Tamworth, B77 5GJ

£86,000

Property Features

- Beautifully Appointed Semi-Detached Home
- Two Comfortable Double Bedrooms
- Discreetly Positioned Overlooking Woodlands
- Peaceful Rear Garden
- Available at 40% Shared Ownership
- Close to Local Schooling
- Superb Family Lounge
- Available For Additional Ownership Share
- Immaculate Breakfast Kitchen
- Freehold

Full Description

This most charming semi-detached family home enjoys a superb position within a highly popular residential development. Offering beautifully appointed accommodation throughout, this property presents a unique opportunity to acquire a well-proportioned home at a 40% share of full ownership.

GROUND FLOOR

Stepping inside, a welcoming entrance hall leads into a superb family lounge, bathed in abundant natural light. This inviting space comfortably accommodates a range of freestanding furnishings and is enhanced by beautifully appointed internal finishes.

Adjacent to the lounge, an immaculate breakfast kitchen showcases a stylish display of sleek base units, timeless working surfaces, and a selection of modern integrated appliances, complemented by additional wall-mounted cupboards. Thoughtfully designed to accommodate dining furniture, this space ensures a seamless setting for family meals.

Completing the ground floor accommodation, an inner hallway to the rear of the home provides access to the rear garden, alongside a convenient guest cloakroom.

ENTRANCE HALL

FAMILY LOUNGE

13' 3" x 10' 5" (4.05m x 3.20m)

BREAKFAST KITCHEN

12' 5" x 9' 4" (3.81m x 2.86m)



GUEST CLOAKROOM

5' 8" x 4' 2" (1.73m x 1.29m)

FIRST FLOOR

Ascending to the first floor, two generously proportioned double bedrooms offer wonderfully versatile accommodation options. The secondary bedroom benefits from built-in storage cupboards and enjoys scenic views over the woodlands opposite. Completing the internal appeal, an attractive family bathroom features a matching three-piece suite.

BEDROOM ONE

14' 0" x 7' 11" (4.28m x 2.42m)

BEDROOM TWO

14' 0" x 9' 7" (4.28m x 2.94m)

BATHROOM

6' 9" x 6' 3" (2.06m x 1.91m)

OUTSIDE

REAR GARDEN

Stepping outside, the rear garden provides a remarkably private retreat, ideal for relaxation and outdoor entertainment. A timeless combination of slab-paved patios and a neatly maintained pathway is flanked by verdant lawns, all enclosed by secure timber fencing. A convenient gateway offers swift access to the side and front aspects of the home.



ANTI MONEY LAUNDERING

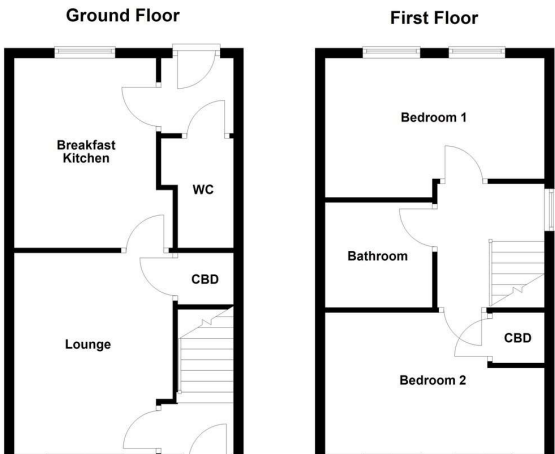
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is leasehold but have not inspected a copy of the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the number provided.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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