



Loughshaw

Wilnecote, Tamworth, B77 4LZ

Offers Over £235,000

Property Features

- Charming Semi-Detached Family Home
- Two Well-Proportioned Bedrooms
- Tastefully Presented & Altered
- Sleek Family Bathroom
- Generous Plot With Potential for Extension
- Excellent & Private Rear Garden
- Superb Family Lounge & Playroom
- Close to Local Schooling & Commuter Links
- Beautifully Appointed Kitchen
- Freehold

Full Description

Nestled in a charming cul-de-sac, this exceptional semi-detached family home offers stunning interiors and thoughtful enhancements, creating a seamless blend of modern comfort and style. Situated on a generous and unique plot with additional space to the side, this home provides both practicality and potential.

Ideally located near well-regarded schools, convenient shopping amenities, and excellent commuter links, this property ensures a lifestyle of ease and accessibility.

GROUND FLOOR

Upon entering, you are greeted by a bright and welcoming interior, where high-quality finishes flow throughout. At the front of the home, the inviting family lounge serves as the heart of the property, bathed in natural light to create a warm and relaxing atmosphere.

The beautifully designed kitchen features timeless base units, sleek work surfaces, and direct access to the rear garden, combining style with everyday functionality. A cleverly converted garage adds valuable versatility, offering an ideal space for a playroom, home office, or additional sitting room, complete with elegant French doors leading to the garden.

ENTRANCE HALL

LOUNGE

13' 8" x 9' 11" (4.17m x 3.04m)

KITCHEN

13' 3" x 8' 3" (4.05m x 2.53m)



PLAYROOM/SITTING ROOM

14' 10" x 8' 8" (4.54m x 2.65m)

FIRST FLOOR

Upstairs, two well-proportioned bedrooms offer flexible living arrangements. The spacious main bedroom includes fitted storage, while the second bedroom is perfect for a variety of needs. A stylish family bathroom completes the first floor, boasting a contemporary three-piece suite.

BEDROOM ONE

12' 3" x 10' 0" (3.75m x 3.07m)

BEDROOM TWO

9' 1" x 7' 1" (2.78m x 2.16m)

BATHROOM

5' 11" x 5' 5" (1.81m x 1.66m)

OUTSIDE

REAR GARDEN

The rear garden is a true highlight, beginning with a decked area perfect for outdoor seating and entertaining. A well-maintained lawn is bordered by slab-paved pathways, bark-chipped edging, and a secondary patio area, all framed by mature evergreens and secure timber fencing for a private, tranquil retreat.



ANTI MONEY LAUNDERING

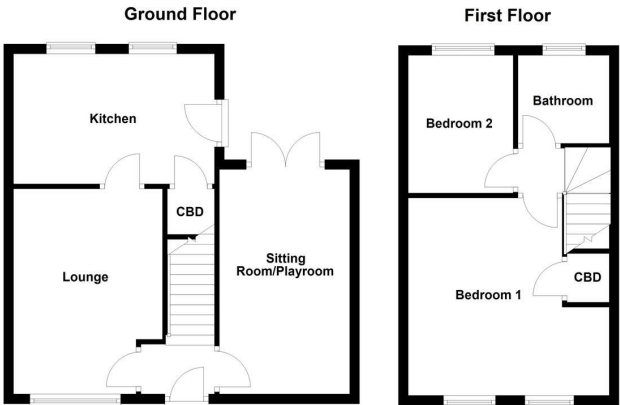
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	63 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