



Hesleden

Wilnecote, Tamworth, , B77 4HR

(Offers in region of) £230,000

Property Features

- Charming Semi-Detached Family Home
- Excellent Cul De Sac Position
- Spacious Family Lounge
- Well-Appointed Kitchen
- Pleasant Dining Room
- Three Well-Proportioned Bedrooms
- Matching Family Bathroom
- Attractive Rear Garden
- Close to Local Schooling
- Freehold

Full Description

Tucked away in a quiet cul-de-sac, this deceptively spacious semi-detached family home enjoys a wonderfully private plot and an enviable position within easy reach of a wide range of local amenities.

Thoughtfully maintained and beautifully presented throughout, this home is perfectly suited to a variety of buyers – from growing families to downsizers seeking a peaceful yet well-connected setting.

GROUND FLOOR

Upon entry, you're greeted by a bright and welcoming entrance hall that sets the tone for the rest of the home.

To the front, a charming family lounge offers comfortable living proportions and a striking bay window that floods the space with natural light while offering pleasant views over the front aspect.

Flowing seamlessly from the lounge, the rear of the home reveals a spacious kitchen and dining room. The kitchen boasts a harmonious arrangement of matching base units and practical work surfaces, ideal for everyday family life. Meanwhile, the dining room benefits from sleek sliding doors that open directly onto the rear garden, creating a seamless indoor-outdoor connection and a staircase leading to the first floor, subtly integrated into the layout.

FAMILY LOUNGE

15' 5" x 10' 8" (4.71m x 3.27m)

DINING ROOM

13' 2" x 7' 11" (4.02m x 2.43m)

KITCHEN



8' 7" x 6' 10" (2.62m x 2.10m)

FIRST FLOOR

Upstairs, the property continues to impress with three generously sized bedrooms. Two of these offer excellent double proportions with ample space for freestanding furniture, while the third bedroom presents a highly versatile space-perfect as a child's room, home office, or guest accommodation.

The family bathroom completes the interior, featuring a stylish three-piece suite with a quality tiled surround for a sleek and contemporary finish.

BEDROOM ONE

10' 11" x 9' 2" (3.34m x 2.81m)

BEDROOM TWO

10' 0" x 8' 8" (3.05m x 2.65m)

BEDROOM THREE

7' 11" x 5' 11" (2.43m x 1.82m)

BATHROOM

7' 2" x 6' 4" (2.19m x 1.95m)

OUTSIDE

REAR GARDEN

Outside, the rear garden is a true highlight-a tranquil retreat ideal for both relaxation and entertaining. A timber decked area provides the perfect spot for outdoor seating or summer gatherings, leading down to a neatly maintained lawn framed by sleeper-edged flowerbeds. A timber shed, thoughtfully supplied with electricity, offers additional storage or a practical workshop space for hobbies and DIY enthusiasts.

ADDITIONAL NOTES

Beyond its impressive living spaces, this home has been subject to thoughtful updates by the current owners. Recent improvements include a replacement roof and eaves with a 10-year warranty, various upgraded windows, and the addition of an electric vehicle charging point-enhancing both efficiency and future-proofing the home.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of



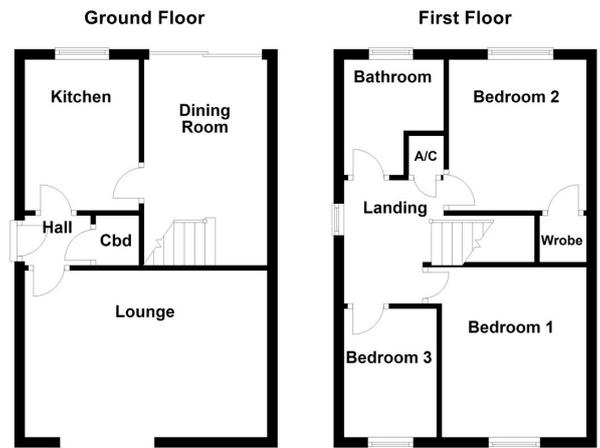
identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised 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		74 C
55-68	D		
39-54	E	40 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