



Lowdham

Wilnecote, Tamworth, , B77 4LX

£329,950

Property Features

- Beautifully presented detached family home in a sought after residential location
- Spacious open plan kitchen/dining room with modern units and integrated appliances
- Bright and airy living room with contemporary decor and stylish flooring
- Three well proportioned bedrooms, ideal for families or guests
- Modern family bathroom with separate shower and bath
- Dedicated home office - perfect for remote working
- Convenient downstairs WC and practical utility area
- Generous driveway with off road parking and integral garage/store
- Large, landscaped rear garden with patio and lawn.
- Close to local schools, shops, parks, and excellent transport links

Full Description

This spacious and beautifully presented family home offers versatile living across two floors with a generous garden, modern interiors, and ample off road parking. The property blends comfort with convenience in a popular residential location.

THE FORE

The property features a wide driveway providing substantial off road parking and access to the integrated garage/store. The attractive frontage offers a welcoming approach with a neat finish and mature planting.

GROUND FLOOR

The ground floor comprises a spacious and stylish living room filled with natural light, a contemporary kitchen/dining room area with integrated appliances and ample storage, and a practical utility area. An adjoining office provides an ideal space for working from home, and there's the added convenience of a downstairs WC as well as a storage cupboard under the stairs, which can be used as a pantry. Throughout, the ground floor showcases modern flooring and tasteful finishes.

LIVING ROOM

13' 8" x 12' 8" (4.17m x 3.86m)

KITCHEN/DINING AREA

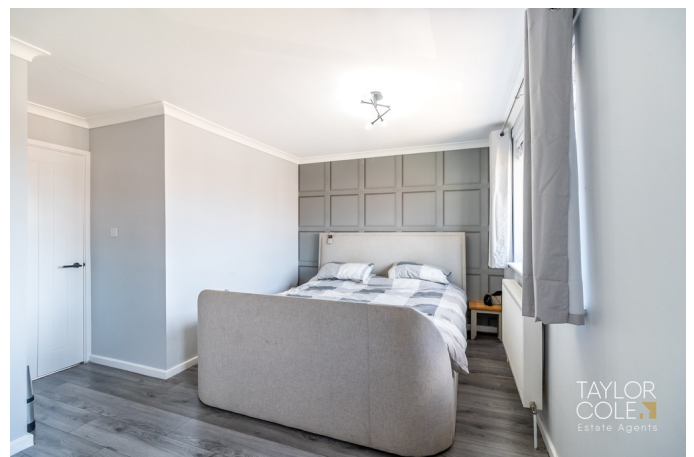
DINING AREA

8' 2" x 10' 9" (2.49m x 3.28m)

KITCHEN

10' 9" x 7' 8" (3.28m x 2.34m)

GUEST CLOAKROOM



5' 0" x 5' 1" (1.52m x 1.55m)

OFFICE/STUDY

8' x 10' 1" (2.44m x 3.07m)

FIRST FLOOR

Upstairs, the first floor offers three well proportioned bedrooms. The main bedroom is generously sized, while the other two rooms are ideal for children or guests. A sleek family bathroom completes this floor, fitted with a bath and separate shower.

BEDROOM ONE

9' 4" x 16' 1" (2.84m x 4.9m)

BEDROOM TWO

9' 1" x 8' 9" (2.77m x 2.67m)

BEDROOM THREE

9' 1" x 7' 0" (2.77m x 2.13m)

BATHROOM

7' x 6' 1" (2.13m x 1.85m)

THE REAR

To the rear, the property benefits from a large, well maintained garden featuring a patio seating area and a mature lawn. It's a perfect space for outdoor entertaining and family enjoyment.

GARAGE

3' 4" x 8' 6" (1.02m x 2.59m)

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.

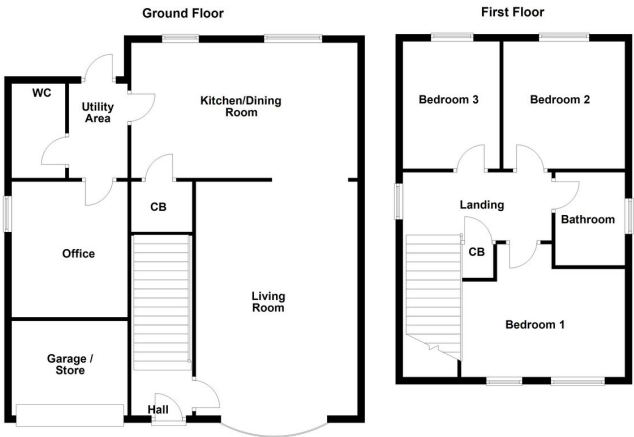
TENURE

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 | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 58 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