TAYLOR COLE
Estate Agents

Cupronickel Way

Wilnecote, Tamworth, , B77 5FS

Offers Over £250,000

Property Features

- Three bedroom semi detached house
- Spacious living room
- Modern kitchen diner with ample storage
- Ground floor WC for added convenience
- Three well proportioned first floor bedrooms
- Family bathroom with contemporary suite
- Enclosed rear garden offering privacy
- Personal garage space located to the rear
- Popular residential location
- Ideal for first time buyers

Full Description

A well presented three bedroom semi detached home offering bright and well balanced accommodation arranged over two floors. The property features a generous living room, a modern kitchen diner, three first floor bedrooms and a family bathroom, with the added benefit of a separate garage located to the rear.

THE FORE
The property is set back from the road with a paved frontage providing an attractive approach to the main entrance. The external appearance is smart and well maintained, fitting neatly within a popular residential setting.

GROUND FLOOR
The ground floor comprises a welcoming entrance hallway with access to a convenient ground floor WC. Just off the hallway is a spacious living room offering ample space for furniture. The kitchen diner is positioned to the rear and provides generous worktop and cupboard space along with room for a dining table, creating an ideal everyday living and entertaining area.

LIVING ROOM
15' 5" x 11' 3" (4.7m x 3.43m)

KITCHEN/DINER
14' 7" x 8' (4.44m x 2.44m)

WC
4' 8" x 2' 7" (1.42m x 0.79m)

FIRST FLOOR
The first floor hosts three bedrooms, including two comfortable doubles and a third bedroom suitable for a child's room, guest space or home office. The accommodation is completed by a family bathroom fitted with a modern white suite.

BEDROOM ONE
12' x 8' 1" (3.66m x 2.46m)

BEDROOM TWO
11' 7" x 8' 2" (3.53m x 2.49m)

BEDROOM THREE
9' 6" x 6' 3" (2.9m x 1.91m)

BATHROOM
8' 1" x 6' 2" (2.46m x 1.88m)

THE REAR
To the rear is an enclosed garden providing a private outdoor space ideal for relaxing or entertaining. Beyond the garden is access to a separate block of garages, with the middle garage belonging exclusively to this property, offering valuable additional storage or parking.

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