



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**25 Sherbrooke Avenue, Wilnecote,  
Tamworth, B77 5EJ**

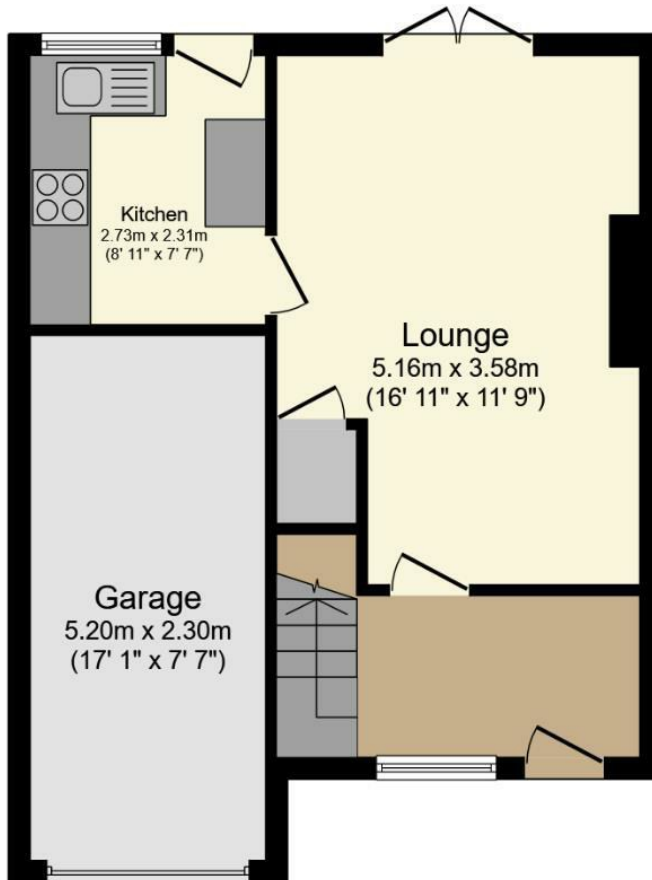


25 Sherbrooke Avenue, Wilnecote, Tamworth, B77 5EJ

**Asking Price £245,000**

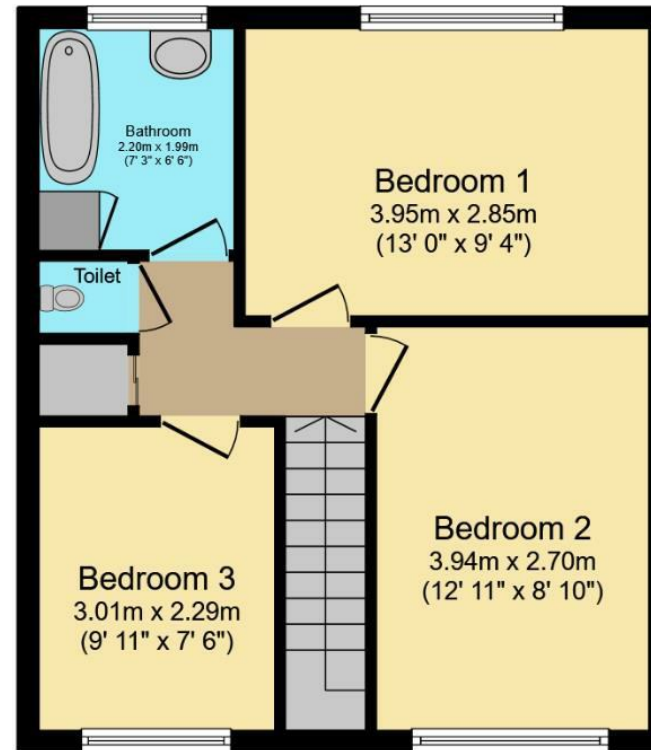
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE with NO ONWARD CHAIN this three bedroom, detached family home! Located within the sought after residential estate in Wilnecote, which benefits from being within close proximity to excellent schools, local amenities and transport links. Perfect for first time buyers or families looking for their next home!

In brief the property comprises; entrance hallway, living room, kitchen, three double bedrooms, family bathroom and separate toilet, garage and private enclosed rear garden.



### Ground Floor

Floor area 44.3 sq.m. (477 sq.ft.)



### First Floor

Floor area 42.0 sq.m. (452 sq.ft.)

Total floor area: 86.3 sq.m. (929 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	72
England & Wales <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

### Frontage

Low maintenance block paved driveway with parking for multiple vehicles.

### Entrance Hallway

Carpeted flooring, double glazed window to front, radiator, ceiling light, stairs to first floor and power points.

### Lounge

16'11" x 11'9"

Carpeted flooring, ceiling light, feature fireplace, radiator, power points, patio doors to garden and under stairs cupboard.

### Kitchen

8'11" x 7'7"

Tile effect flooring, double glazed window to rear, plumbing for washing machine, ceiling light, power points, stainless steel sink and drainer and door to garden.

### Bedroom One

13' x 9'4"

Carpeted flooring, double glazed window to rear, ceiling light, radiator and power points.

### Bedroom Two

12'11" x 8'10"

Carpeted flooring, double glazed window to front, ceiling light, radiator, storage cupboard and power points.

### Bedroom Three

9'11" x 7'6"

Carpeted flooring, double glazed window to rear, ceiling light, radiator, storage cupboard and power points.

### Bathroom

7'3" x 6'6"

Tile effect flooring, storage cupboard, bath with shower over, sink and vanity unit, spot lights, double glazed window to rear and radiator.

### WC

Wood effect flooring, double glazed window to side, low flush WC and spotlights.

### Garage


17'1" x 7'7"

Up and over door, ceiling light, power points and window to side.

### Garden

Paved patio, private enclosed rear garden with a lawn area and mature shrubs.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



















