HUNTERS®

HERE TO GET *you* THERE



Melmerby

Wilnecote, Tamworth, B77 4LP

£340,000

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Council Tax: E





33 Melmerby

Wilnecote, Tamworth, B77 4LP

£340,000





Frontage
Driveway with parking for multiple vehicles.

Reception Room
15'10 x 9 (4.83m x 2.74m)
Wood effect laminate flooring, double glazed window to front and side, ceiling light, radiator and power points.

Lounge
12'4 x 17'3 (3.76m x 5.26m)
Wood effect laminate flooring, feature fireplace, double doors to garden, ceiling light, radiator and power points.

Kitchen
14'9 x 8 (4.50m x 2.44m)
Ceramic tiled flooring, wall and base units, stainless steel sink and drainer, double glazed window to front and side, radiator, tile splash back, built in oven and hob, power points, ceiling light and radiator.

Dining Room
10'2 x 11'2 (3.10m x 3.40m)
Wood effect laminate flooring, double glazed window to rear, ceiling light, radiator and power points.

WC
3'6 x 6'7 (1.07m x 2.01m)
Wood effect laminate flooring, hand wash basin, low flush WC, double glazed window to side and ceiling light.

Bedroom One
11'4 x 16'2 (3.45m x 4.93m)
Wood effect laminate flooring, double glazed window to front, built in wardrobes, ceiling light, radiator and power points.

En-Suite
6'7 x 5'5 (2.01m x 1.65m)
Wood effect flooring, low flush WC, double glazed window to front, bath with shower over, sink, ceiling light and radiator.

Bedroom Two
11'6 x 11'7 (3.51m x 3.53m)
Wood effect laminate flooring, double glazed window to rear, ceiling light, radiator and power points.

En-Suite
8'5 x 6'4 (2.57m x 1.93m)
Wood effect flooring, bath with shower over, double glazed window to rear, low flush WC, sink, ceiling light and radiator.

Bedroom Three
14'3 x 12'4 (4.34m x 3.76m)
Wood effect laminate flooring, double glazed window to rear, ceiling light, radiator and power points.

Bedroom Four
8'3 x 10 (2.51m x 3.05m)
Wood effect laminate flooring, double glazed window to front, built in cupboard, ceiling light, radiator and power points.

Bathroom
13 x 8'5 (3.96m x 2.57m)
Ceramic tiled flooring, corner bath, double glazed window to front, low flush WC, sink, walk in shower, part tiled walls, ceiling light and radiator.

Garden
Paved patio area and decking area.

Garage
20'6 x 8'6 (6.25m x 2.59m)









Road Map



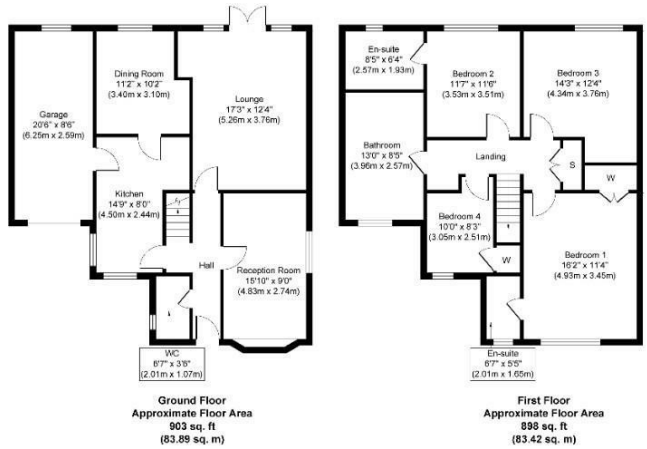
Hybrid Map



Terrain Map



Floor Plan

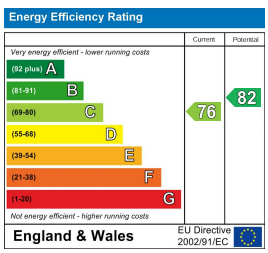


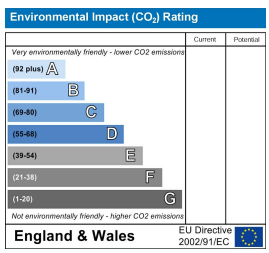
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.
THINKING OF SELLING? 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.

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