

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



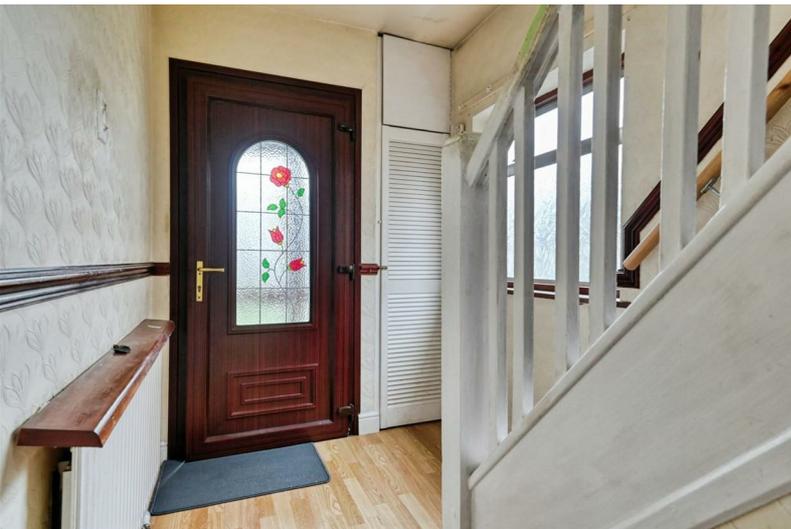
## Hedging Lane

Wilnecote, Tamworth, B77 5EX

Asking Price £250,000



Council Tax: B



# 3 Hedging Lane

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Asking Price £250,000



## Frontage

Lawn area with mature boarders.

## Dining Room

14' 6" x 9' 10" (4.27m 1.83m x 2.74m 3.05m)

Wood effect laminate flooring, double glazed bay window to front, ceiling light, power points and radiator.

## Lounge

14' 1" x 9' 10" (4.27m 0.30m x 2.74m 3.05m)

Wood effect laminate flooring, patio doors to garden, ceiling lights, power points, feature fireplace and radiator.

## Kitchen

15' 8" x 12' 7" (4.57m 2.44m x 3.66m 2.13m)

Wood effect laminate flooring, ceramic tiled flooring, wall and base units, radiator, double doors to garden, built in oven and hob, tiled splashback, double glazed window to front, stainless steel sink and drainer, power points and ceiling light.

## Bedroom One

14' 2" x 9' 11" (4.27m 0.61m x 2.74m 3.35m)

Carpeted flooring, double glazed window to front, power points, radiator, ceiling light and fitted wardrobes.

## Bedroom Two

14' 6" x 9' 4" (4.27m 1.83m x 2.74m 1.22m)

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

## Bedroom Three

11' 3" x 6' 0" (3.35m 0.91m x 1.83m 0.00m)

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

## Bathroom

7' 7" x 5' 5" (2.13m 2.13m x 1.52m 1.52m)

Bath with shower over, low flush WC, sink, part tiled walls, radiator, double glazed window to front and ceiling light.

## Garden

Block paved patio area and lawn area.



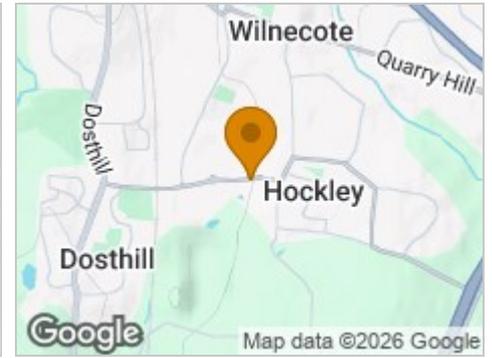
## Road Map



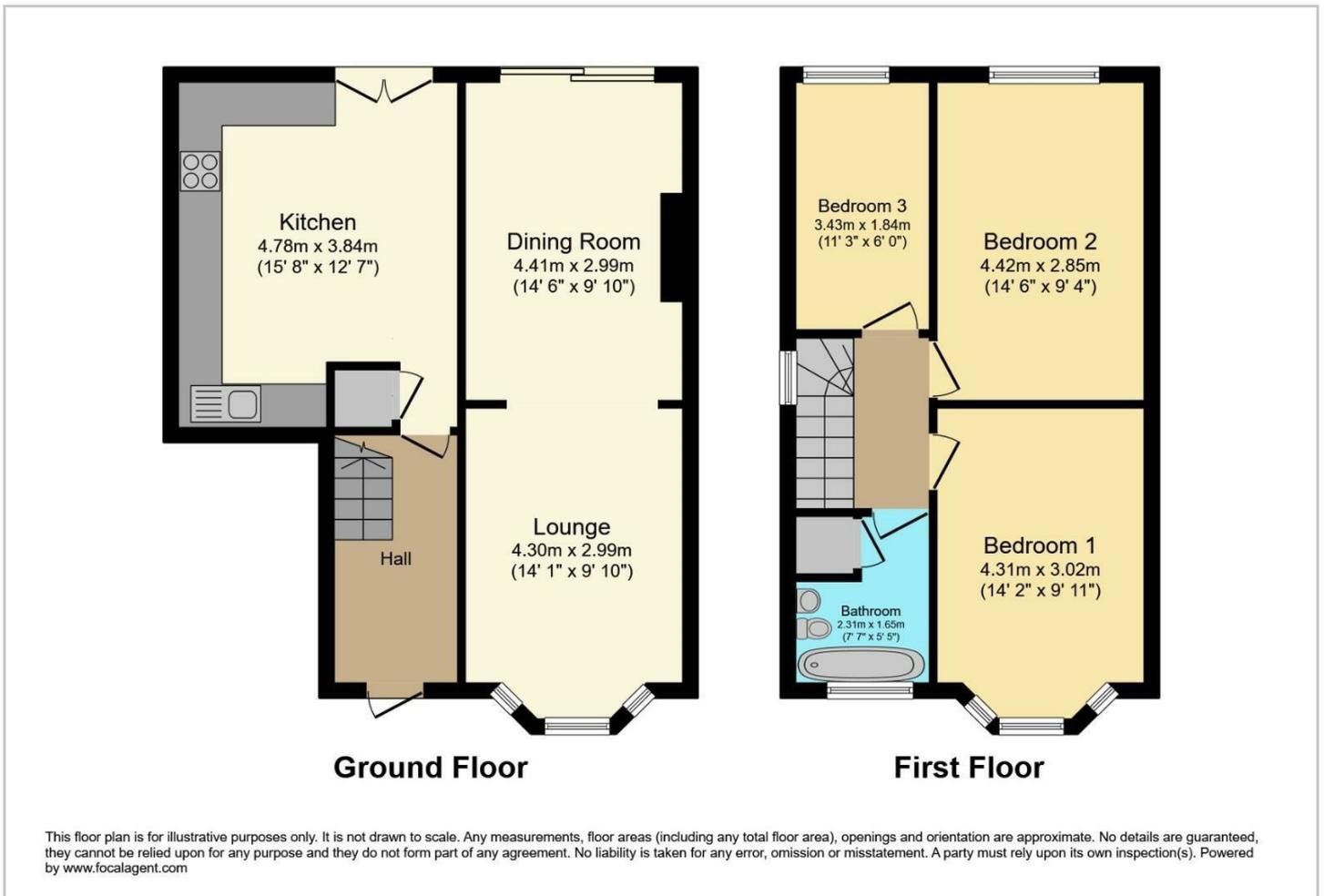
## Hybrid Map



## Terrain Map



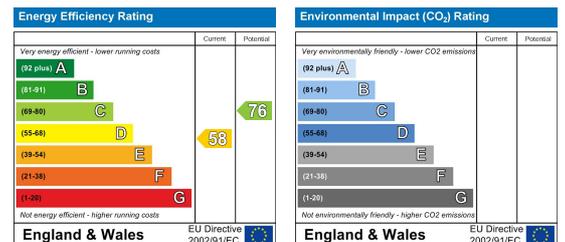
## Floor Plan



## 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.