



HUNTERS®
HERE TO GET *you* THERE

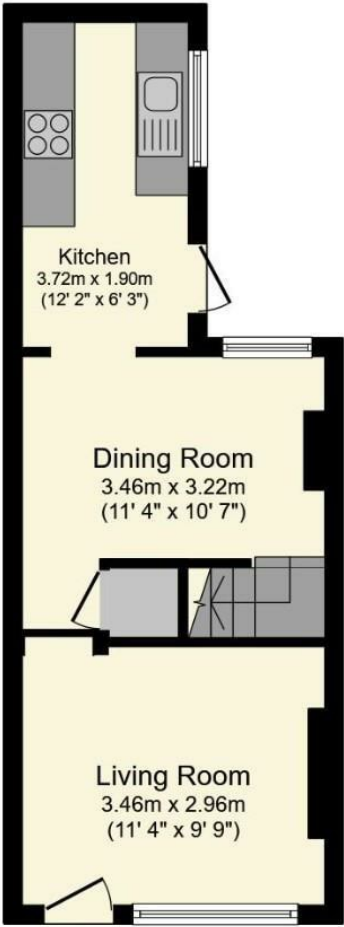
167 Watling Street, Wilnecote, Tamworth, B77 5BB

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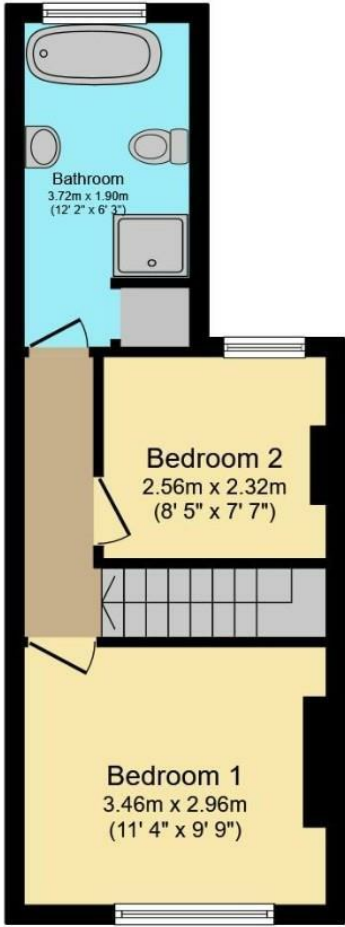
Asking Price £190,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this beautifully presented, modern, two bedroom, terraced house located in the popular area of Wilnecote in Tamworth. This property benefits from being in close proximity to local amenities, transport links (including Wilnecote train station and the M42), and being in the catchment area for both primary and secondary schools. Perfect for commuters and first time buyers!

In brief this property comprises; A living room, dining room, kitchen, two bedrooms, family bathroom and an enclosed garden. To the rear of the property is parking spaces with access through the rear back gate.



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Living Room

11'4" x 9'9"

Door to front, double glazed window to front, carpeted flooring, spot lights and ceiling light, built in shelves, radiator, power points.

Dining Room

11'4" x 10'7"

Tile flooring, double glazed window to rear, ceiling lights, power points, radiator, stairs to first floor.

Kitchen

12'2" x 6'3"

Tiled flooring, double glazed window to side, wall and base units, integrated oven and hob, extractor hood, stainless steel sink and drainer, radiator, ceiling light, power points, part tiled walls, door to garden.

Bedroom 1

11'4" x 9'9"

Double glazed window to front, carpeted flooring, power points, ceiling light. radiator

Bedroom 2

8'5" x 7'7"

Double glazed window to rear, carpeted flooring, power points, ceiling light. radiator

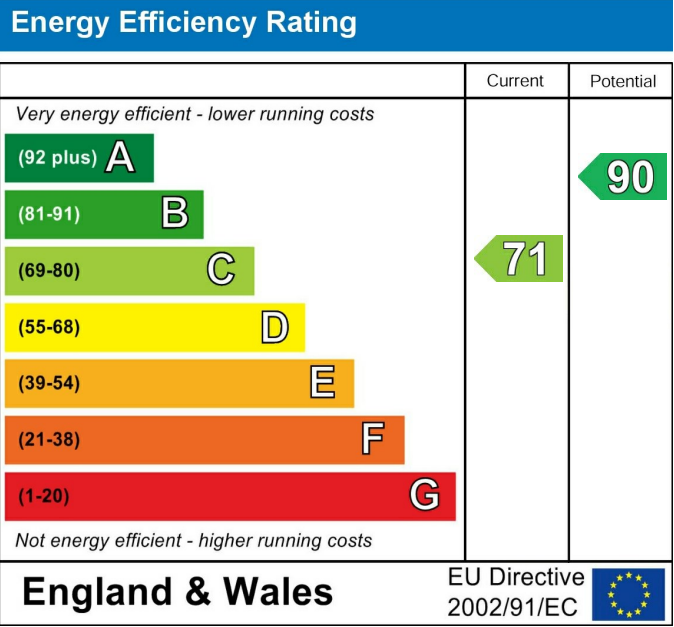
Bathroom

12'2" x 6'3"

Tiled flooring, double glazed window to rear, bath, low flush WC, sink and vanity unit, heated towel rail, walk in shower, part tiled walls, ceiling light.

Garden

Paved patio, wooden decking, gravel with stepping stones, development with potential, enclosed garden with gated rear access.



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.





