



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

31 Mossdale, Wilnecote, Tamworth, B77 4PJ

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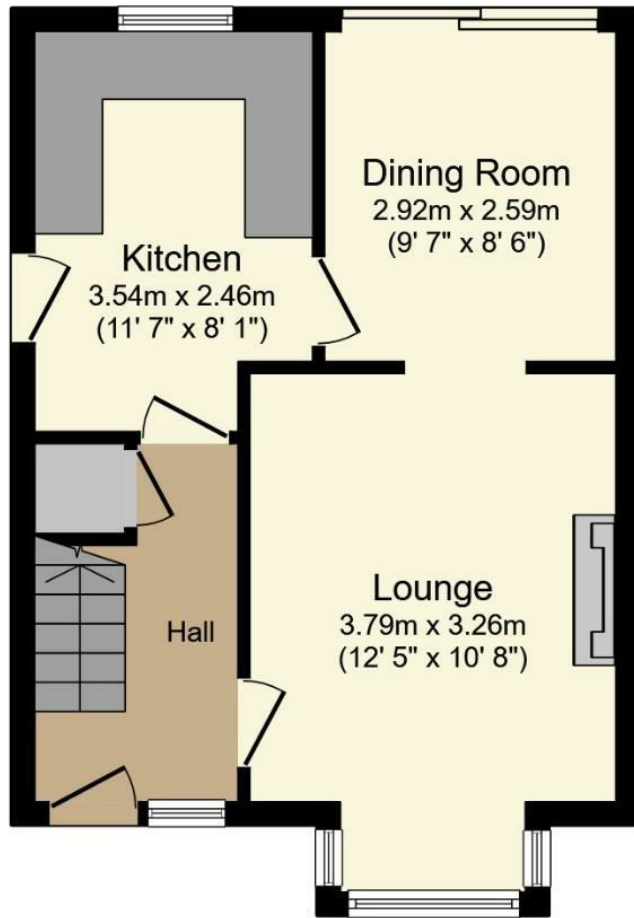
Offers In The Region Of £310,000

HUNTERS OF TAMWORTH are delighted to offer FOR SALE with NO ONWARD CHAIN this charming 3 bedroom detached family home!

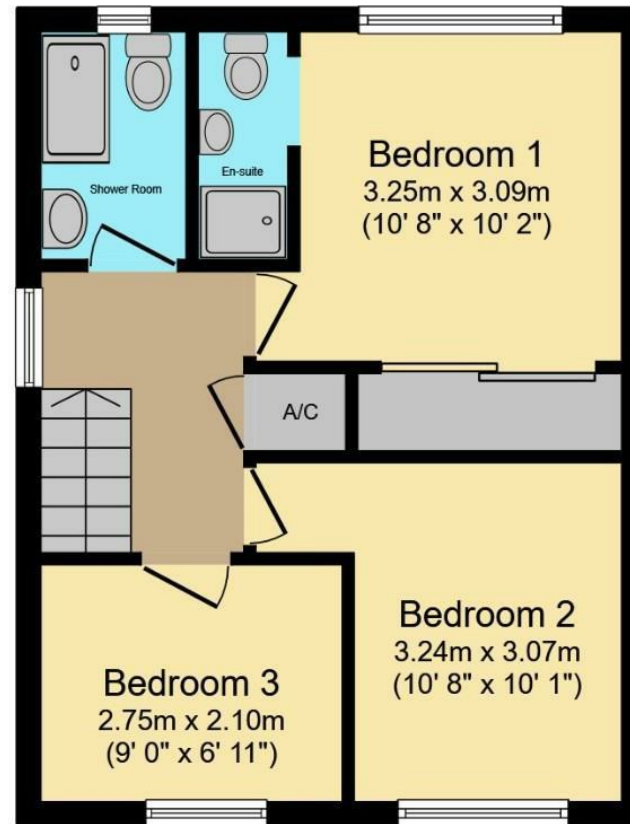
The property is situated within a quiet cul-de-sac in the popular area of Wilnecote and in close proximity to local shops, amenities and commuter routes, Perfect for families looking for their next home!

In brief this property comprises; entrance hallway, lounge, kitchen, dining room, master bedroom with ensuite, 2 further bedrooms and a family bathroom. to the rear of the property is enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



**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](http://www.focalagent.com)

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		
EU Directive 2002/91/EC		

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>		
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**Front**

Driveway and lawn.

**Lounge**

12'5" x 10'8"

Wood effect laminate flooring, feature fire place, double glazed bay window to front, radiator, wall lights.

**Dining Area**

9'7" x 8'6"

Wood effect laminate flooring, patio doors to rear, ceiling lights, radiator.

**Kitchen**

11'7" x 8'1"

Double glazed windows to rear, ceramic tiled floor, wall and base units, tiled splash back, stainless steel sink and drainer, built in oven and hob, plumbing for washing machine, door to side.

**Wet Room**

Ceramic tiled floor, tiled walls, double glazed windows to rear, shower, low flush w/c, sink, heated towel rail.

**Garage**

Up and over door, power points, lighting.

**Bedroom One**

10'8" x 10'2"

Double glazed windows to rear, wood effect laminate flooring, built in wardrobe, power points, radiator.

**En-suite**

Double glazed windows to rear, walk in shower, low flush w/c, heated towel rail, part tiled walls.

**Bedroom Two**

10'8" x 10'1"

Double glazed windows to rear, wood effect laminate flooring, power points, radiator.

**Bedroom Three**


10'8" x 10'2"

Double glazed windows to rear, carpet, ceiling light, radiator, power points.

**Garden**

Landscaped, decking, paved patio and lawn.

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<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.











