



HUNTERS®
HERE TO GET *you* THERE

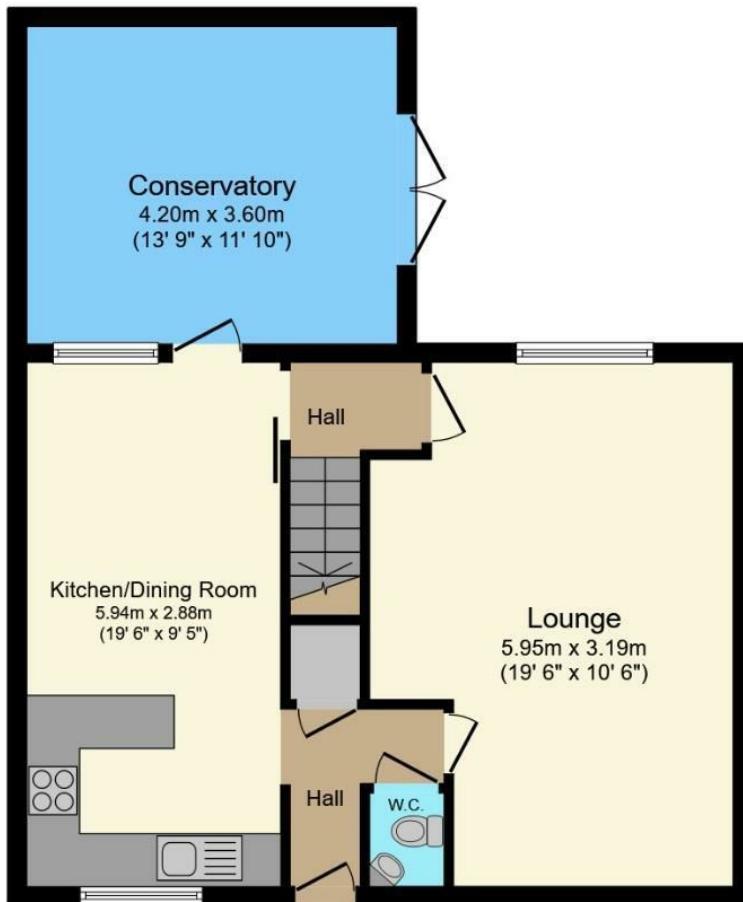
1 Crossfell, Wilnecote, Tamworth, B77 4HG

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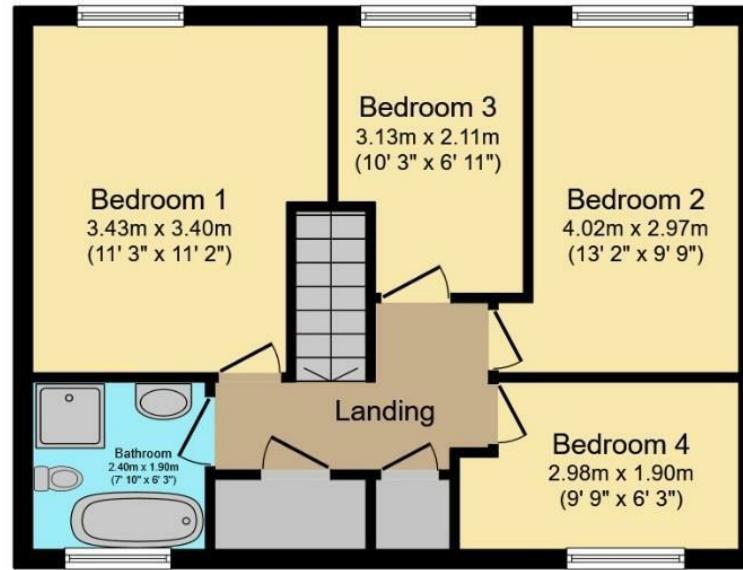
Asking Price £200,000

HUNTERS OF TAMWORTH are delighted to offer FOR SALE with NO ONWARD CHAIN, this spacious 4 bedroom semi-detached property. Located within the Wilnecote area of Tamworth situated within close proximity to both primary and secondary schools, as well as being only a few minutes drive from motorway links, the property offers the potential of becoming a spacious home for young families and first time buyers.

In brief the property comprises; entrance hall with downstairs w.c, kitchen/dining room, lounge, 4 bedrooms and a family bathroom. To the rear you will find a spacious patio area with lawn to the rear.



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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			
England & Wales			

Frontage

Living Room

19'6 x 10'6

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

Kitchen/diner

19'6 x 9'5

Wall and base units, plumbing for washing machine, wood effect flooring, built in oven and hob, extractor fan, double glazed window to front, ceiling light, power points and radiator.

Conservatory

13'9 x 11'10

Wood effect flooring, ceiling light, power points and double glazed French doors to garden.

Downstairs WC

Bedroom One

11'3 x 11'2

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

Bedroom Two

13'2 x 9'9

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

Bedroom Three

10'3 x 6'11

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

Bedroom Four

9'9 x 6'3

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

Bathroom

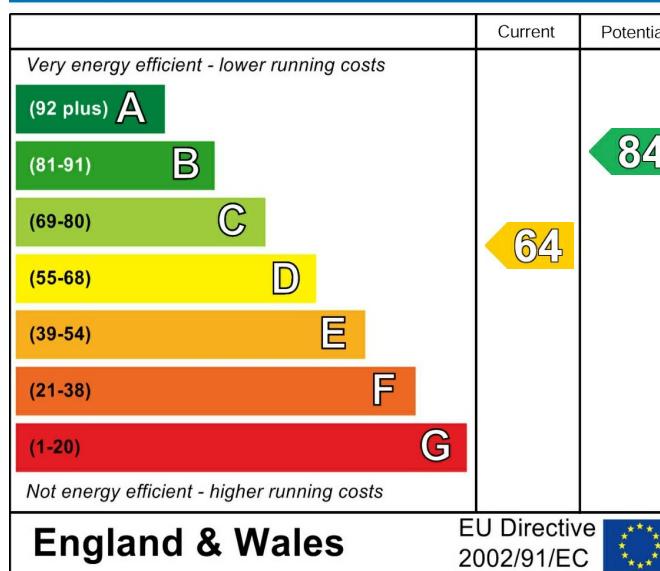
7'10 x 6'3

Tiled walls, bath, walk in shower, low flush WC, double glazed window to front and ceiling light.

Garden

Private, enclosed, patio area and lawn area.

Energy Efficiency Rating



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.

