

HUNTERS[®]

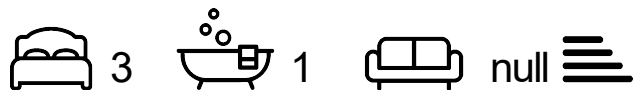
HERE TO GET *you* THERE



Wilnecote Lane

Tamworth, B77 2LY

Asking Price £425,000



Council Tax: D



395 Wilnecote Lane

Tamworth, B77 2LY

Asking Price £425,000



Frontage

Lawn area, driveway, mature borders.

Entrance Hallway

Carpeted flooring, door to front, radiator, ceiling light, power points, built in cupboard,

Lounge/Dining Room

25'9 x 12 (7.85m x 3.66m)

Carpeted flooring, radiator, ceiling light, single glazed bay window to front,, double glazed patio doors leading to the garden and power points.

Kitchen

18'4 x 14'1 (5.59m x 4.29m)

Wall and base units, double glazed window to side and rear, built in oven and hob, tiled splash back, sink and drainer, power points and ceiling light.

Utility

13'9 x 6'3 (4.19m x 1.91m)

Downstairs WC

Low flush WC, ceiling light.

Garage

18'5 x 11'6 (5.61m x 3.51m)

Double doors to front, power points, ceiling light plus an additional room above.

Additional Garage Room

Window to rear, power points, ceiling light.

Bedroom One

12 x 11'10 (3.66m x 3.61m)

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

Bedroom Two

12'10 x 10'10 (3.91m x 3.30m)

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

Bedroom Three

7'3 x 6'6 (2.21m x 1.98m)

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

Bathroom

9'3 x 7'5 (2.82m x 2.26m)

Carpeted flooring, double glazed window to rear, bath, built in cupboard, low flush WC, sink, ceiling light, radiator and part tiled walls.

Rear Garden

The property sits on a plot that the current owners estimate to be in the region of 0.5 of an acre, and although no planning consents have been investigated this would be a fantastic opportunity for those looking to either develop the existing property or create into a multiple property site subject to those relevant planning consents.

The garden is currently laid mainly to lawn with a number of mature trees and shrubs and benefits from a delightful paved patio area.



Road Map



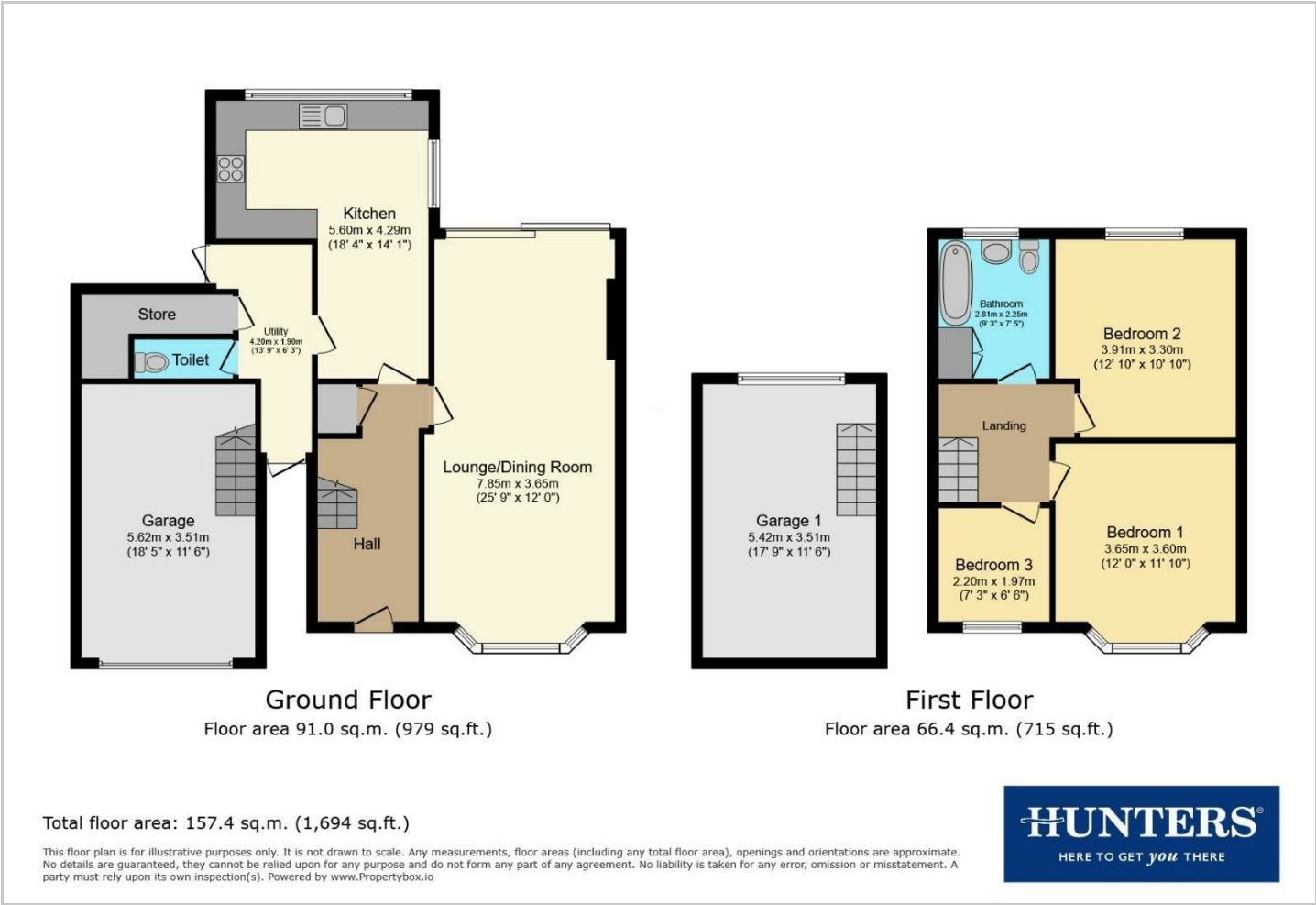
Hybrid Map



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.