



## Smithy Lane

Wilnecote, Tamworth, B77 5LA

£795 Per Calendar Month



\*\*MODERN TERRACE HOME\*\* REDECORATED THROUGHOUT\*\* BRIGHT LOUNGE\*\* KITCHEN/DINER\*\*  
TWO GOOD SIZED BEDROOMS\*\* ORIGINAL FEATURES\*\* REAR GARDEN\*\* AVAILABLE NOW\*\* VIEWING  
BY APPOINTMENT ONLY\*\*



## Porch

Double glazed front door and windows to front and side.

## Lounge

Double glazed windows to front, feature fireplace, carpeted, ceiling light, power point, radiator.

## Kitchen/Diner

Double glazed windows to rear, a range of modern fitted wall and base units, under unit LED lighting, tiling to floor and walls, access to rear garden, ceiling lights, radiator, power point.

## Bedroom 1

Double glazed window to front, storage/wardrobe cupboard, carpeted, ceiling light, power point, radiator.

## Bedroom 2

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

## Bathroom

Double glazed window to rear, 3-piece white suite, wall tiling, heated towel rail, ceiling lights.

## Frontage

Raised position, access via a few steps, raised beds with a variety of plants and shrubs.

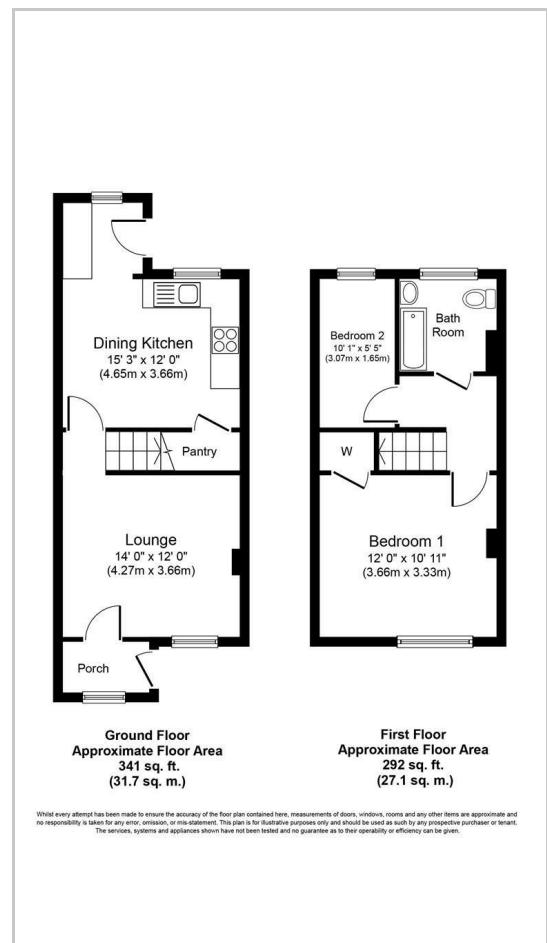
## Rear Garden

Lawned and patio areas, border plants and shrubs

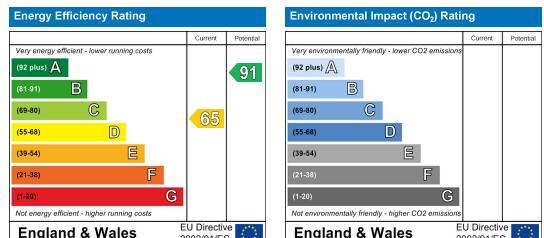
## Area Map



## Floor Plans



## 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.