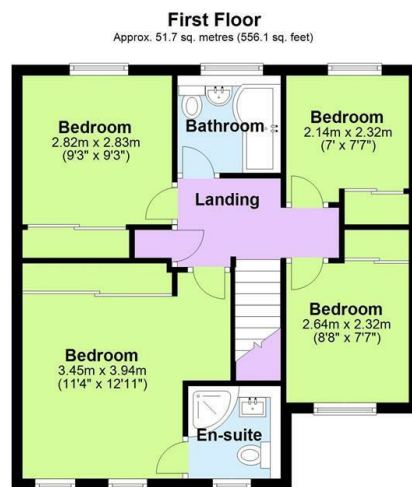
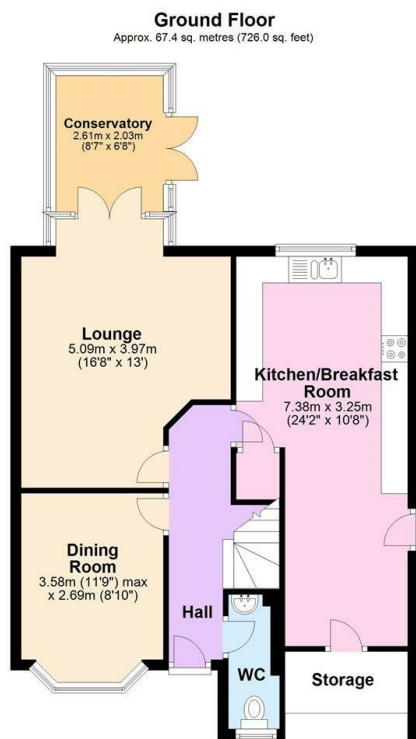




## Lakeland Drive, Wilnecote, Tamworth

Offers In Excess Of £355,000

- EXCEPTIONALLY PRESENTED DETACHED FAMILY HOME WHICH MUST BE VIEWED
- DINING ROOM
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM AND FITTED WARDROBES
- THREE FURTHER BEDROOMS WITH FITTED WARDROBES
- LOUNGE
- LARGE KITCHEN
- COUNCIL TAX BAND D
- CONSERVATORY
- HALLWAY / DOWNSTAIRS WC
- LARGE DRIVEWAY AND VERY LARGE REAR SOUTH FACING GARDENS



Total area: approx. 119.1 sq. metres (1282.1 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	