



## Heathcote Close, Wilnecote, Tamworth

Guide Price £325,000

- £325,000
- Four Generously Sized Bedrooms
- Downstairs WC - Ensuite - Bathroom
- Council Tax Band D
- Detached Family Home
- Two Reception Rooms
- Larger Than Average Plot
- Located On A Private Road
- Breakfast Kitchen
- Freehold - EPC Rating C

## 3 Heathcote Close, Tamworth B77 5AY

Calders Residential are pleased to present this well-presented detached family home situated within a private road in the sought after location of Wilnecote. Wilnecote benefits from excellent transport links, including its own railway station, which provides easy access to Birmingham and other major cities. The proximity to the M42 motorway also enhances connectivity, making it a convenient location for commuters.

Entering into the property you are greeted by the hallway which provides access to the property throughout. The lounge runs the length of the property at an approx 27'3 (plus bay) feet providing an excellent sized room for the family. The fully fitted breakfast kitchen comprises of a range of units, integrated appliances and a convenient breakfast bar. The second reception room is versatile but currently acts as a formal dining room. Lastly, there is a ground floor WC.

To the first floor there are four generously sized bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite shower room/WC. The other bedrooms are complemented by a family bathroom which includes a three piece white suite consisting of a bath with an overhead shower, WC and a wash basin.

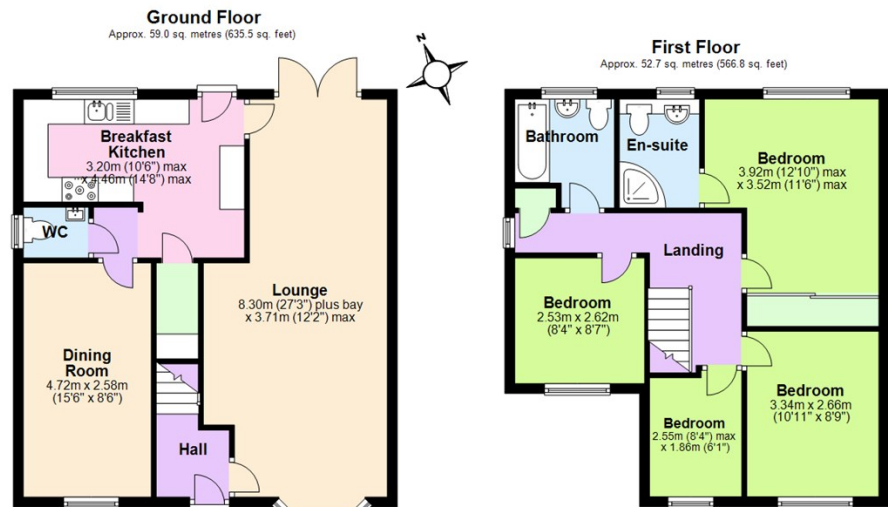
Outside, there is a well-maintained garden which includes a decked area, plants/shrubs, lawn and a patio area. To the front there is a double-width driveway which provides off-street parking for two vehicles.



Council Tax Band: D







Total area: approx. 111.7 sq. metres (1202.3 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.



## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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	