

ROYSTON & LUND



Watling Street, Wilnecote

Asking Price £275,000

- Traditional Semi-Detached
- Three Bedrooms
- Driveway to Front
- EPC Rating D
- Front Lounge
- Bathroom
- Long Rear Garden
- Kitchen Dining Room with Door to the Rear Garden
- Gas C/H
- Council Tax Band B

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283 Watling Street, Tamworth B77 5BQ

Royston and Lund are pleased to present this traditional well-presented three bedroom semi-detached family home 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.

In brief down stairs there is a porch, hallway, sitting room and re-fitted kitchen / dining room. Upstairs there are three well proportioned bedrooms and a family bathroom.

The property enjoys the benefit of a good sized rear garden with outside WC and off-road parking to the front leading to a garage.

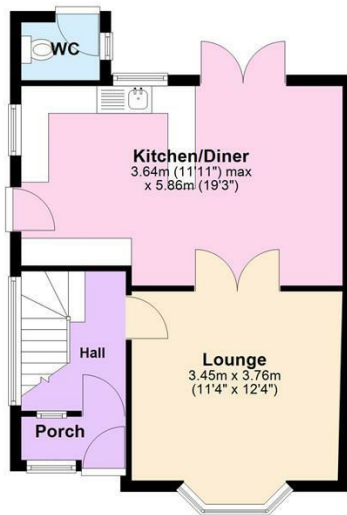
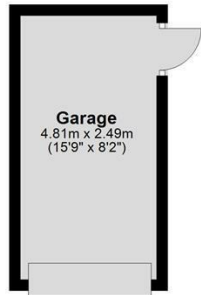


Council Tax Band: B



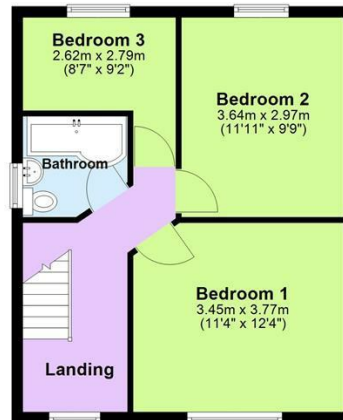


Ground Floor
Approx. 55.1 sq. metres (592.8 sq. feet)



Total area: approx. 97.3 sq. metres (1047.8 sq. feet)

First Floor
Approx. 42.3 sq. metres (455.0 sq. feet)

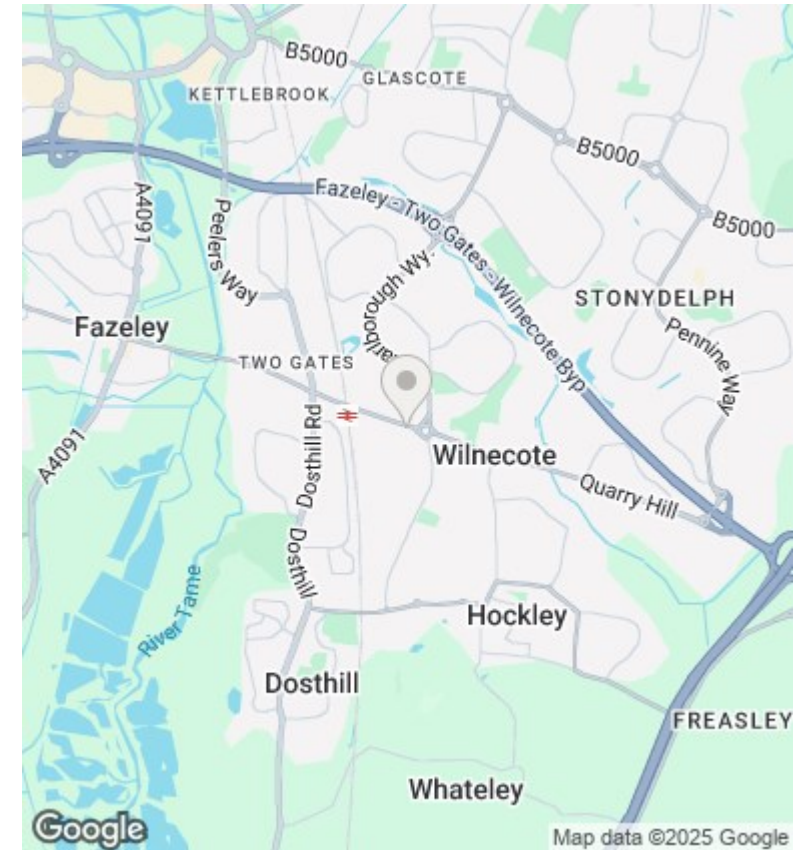


Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		