



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

7 Alloys Close, Wilnecote, Tamworth, B77 5FN

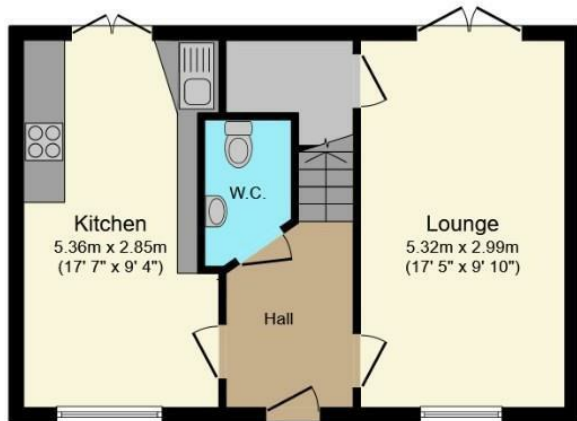
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Asking Price £375,000

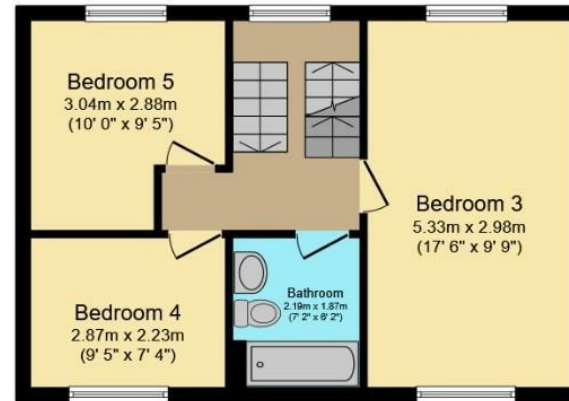
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming five bedroom, three storey detached family home. Located within a popular residential estate in Wilnecote, the property benefits from being close to excellent schools, local shops, amenities, transport links and commuter routes which is perfect for families looking to upsize to their next home!

In brief the property comprises; Entrance hallway, lounge, kitchen diner, downstairs w/c, master bedroom with en-suite, bedroom two with en-suite and three further good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden and double garage.

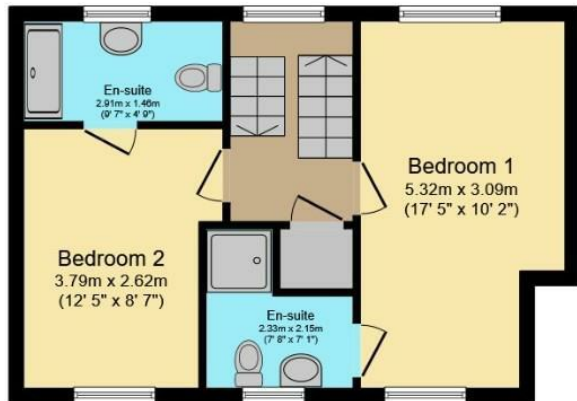
We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

### Lounge

Wood effect laminate flooring, double door to garden, double glazed windows to front, down lights, power points.

### Kitchen

Double glazed windows to rear, ceramic tiled floor, double door to garden, wall and base units, built in oven and hob, plumbing for washing machine, stainless steel sink and drainer, integrated fridge freezer, radiator, tiled splash back.

### Garden

Paved patio, lawn.

### Garage

Up and over door, power points, ceiling light.

### W/C

Sink, low flush, w/c, tiled splash back, radiator, extractor.

### Master Bedroom

Double glazed windows to front and rear, carpet, fitted wardrobe, power points, radiator.

### En-suite

Double glazed windows to rear, tile effect laminate flooring, low flush w/c, sink, walk in shower.

### Bedroom Two

Double glazed windows to front, wood effect laminate flooring, power point, radiator.

### En-suite

Tile effect flooring, sink, low flush w/c, walk in shower, double glazed windows.

### Bedroom Three

Double glazed windows to front and rear, carpet, power points, radiator.

### Bedroom Four

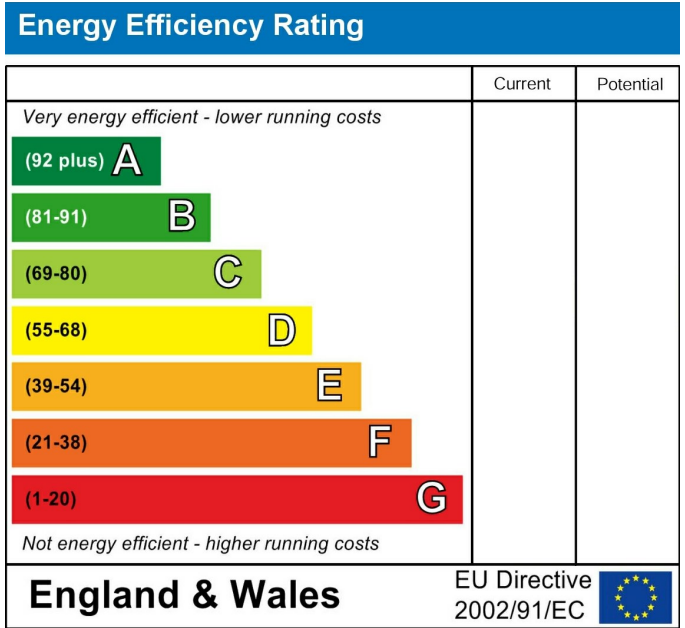
Double glazed windows, carpet, power points, radiator.

### Bedroom Five

Double glazed windows to rear, carpet, power points, radiator.

### Bathroom

Ceramic tiled floor, bath with overhead shower, part tiled walls, low flush w/c, sink, extractor, double glazed windows to front.



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. 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.

