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HERE TO GET *you* THERE

66 Wensleydale, Wilnecote, Tamworth, B77 4PS



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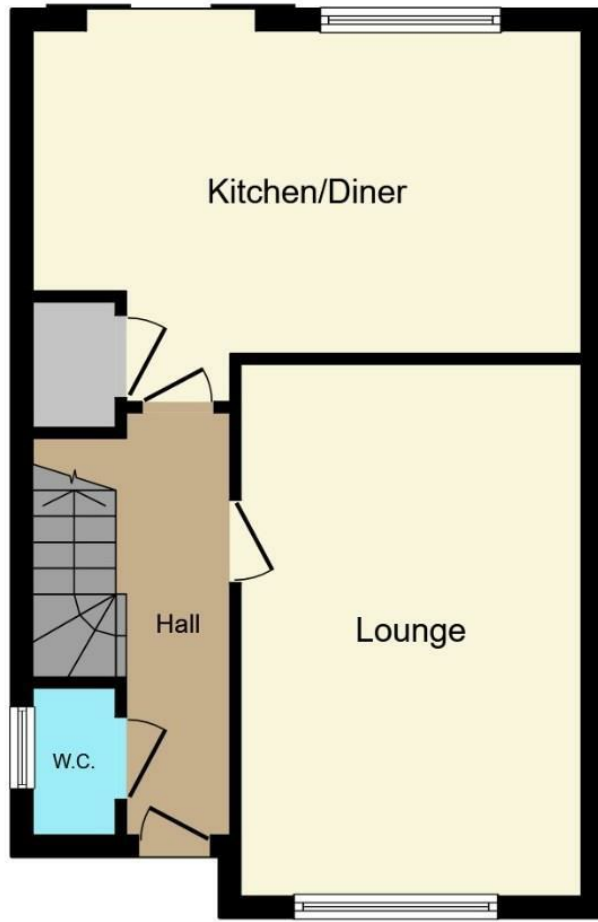
Offers Over £285,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE with NO ONWARD CHAIN this charming three bedroom semi-detached family home!

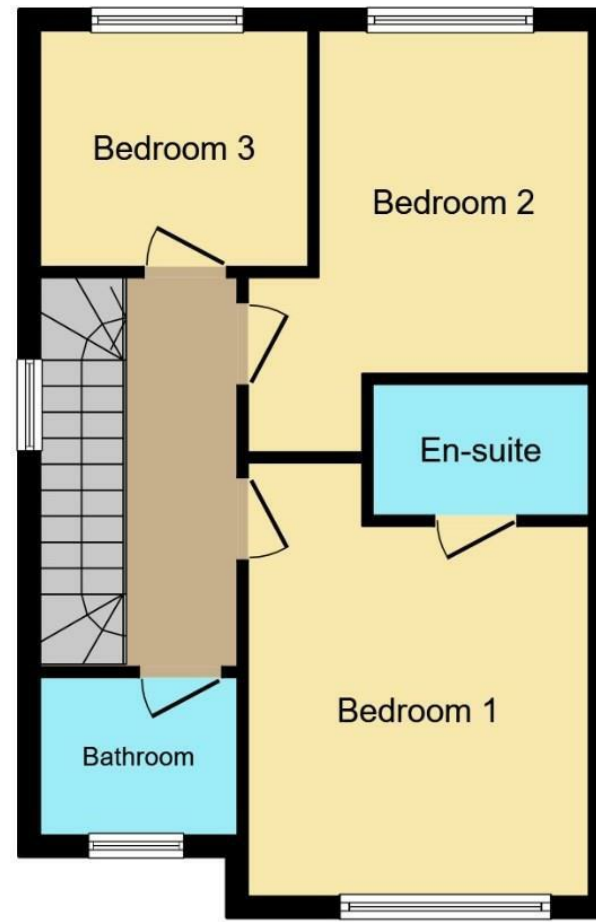
The property is located in the highly popular, Redrow built, Wensleydale estate which is close to local schools, shops and commuter routes! This property is perfect for families looking for their next home!

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

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**

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			
England & Wales		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>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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### Lounge

Double glazed windows to front, carpet, ceiling lights, power points, radiator.

### Kitchen

Double glazed windows to rear, double glazed doors to garden, wood effect flooring, range of wall and base units, built in oven and hob, extractor, stainless steel sink and drainer.

### Master Bedroom

Double glazed windows to front, carpet, ceiling lights, radiator, power points, en-suite

### En-suite

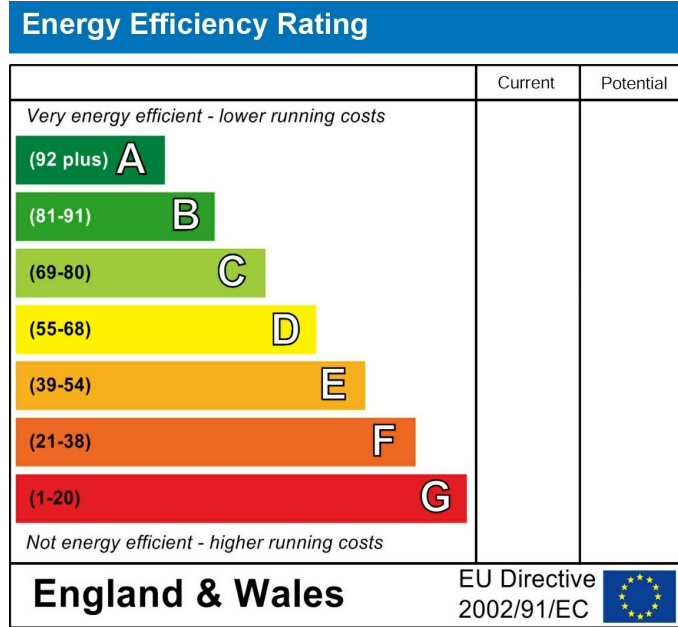
Double glazed window to side, low flush w/c, pedestal basin, walk in shower, tiled walls.

### Bedroom Two

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

### Bedroom Three

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



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.













