



HUNTERS[®]
HERE TO GET *you* THERE

21 Boulder Close, Wilnecote, Tamworth, B77 5FQ

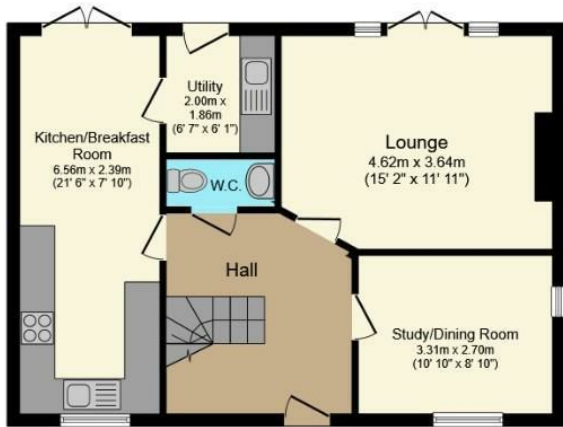
21 Boulder Close, Wilnecote, Tamworth, B77 5FQ

Offers In The Region Of £345,000

HUNTERS OF TAMWORTH are delighted to offer FOR SALE this charming, four bedroom, detached family home! Located within the popular, residential estate in Wilnecote! Which benefits from being close to excellent schools, Tame Retail and Trade Park, local amenities and transport links, perfect for families looking for their next home!

In brief the property comprises; To the front of the property is ample car parking space to the front and side of the house for several cars, entrance hallway, lounge, kitchen breakfast room, dining room, utility room, downstairs w/c. To the first floor you will be greeted with the principal room with en-suite, three further good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden.

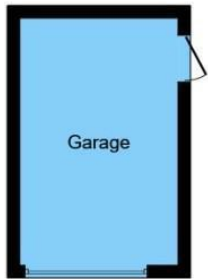
We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



Ground Floor



First Floor



Garage

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	87
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Lounge

15'2" x 11'11"

Double door to garden, carpet, power points, radiator.

Utility Room

6'7" x 6'1"

Door to garden, base units, stainless steel sink and drainer, plumbing for washing machine, power points.

Kitchen Breakfast room

21'6" x 7'10"

Double glazed windows to front, double doors to garden, wood effect laminate flooring, wall and base units, built in oven and hob, sink and drainer, integrated dish washer, tiled splash back.

Cloakroom

Wood effect laminate flooring, low flush w/c, radiator, sink and vanity unit.

Study/Dining Room

Currently being used as a study, carpet, double glazed windows to front and side, power points, radiator.

Principal Room

12'1" x 10'6"

Double glazed windows to rear, carpet, built in wardrobe, radiator, power points.

En-suite

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

Bedroom Two

11'10" x 8'10"

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

Bedroom Three

11'11" x 8'1"

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

Bathroom

10'2" x 8'11"

Double glazed windows to rear, tile effect flooring, part tiled walls, bath, heated towel rail, sink, low flush w/c, extractor.

Bedroom Four

9' x 8'1"

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

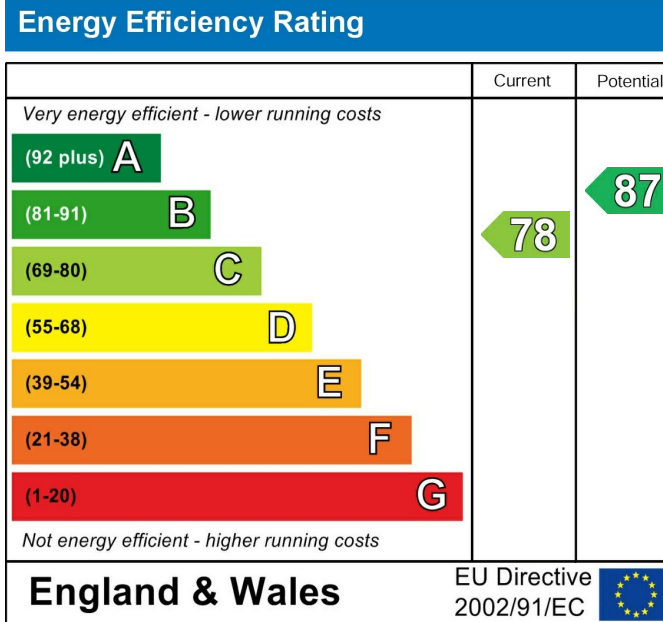
Garage

17'5" x 8'5"

Lighting, power points.

Garden

Paved patio, lawn, mature borders.



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.

