



**HUNTERS®**

HERE TO GET *you* THERE

**18 Maldale, Wilnecote, Tamworth, B77 4PH**

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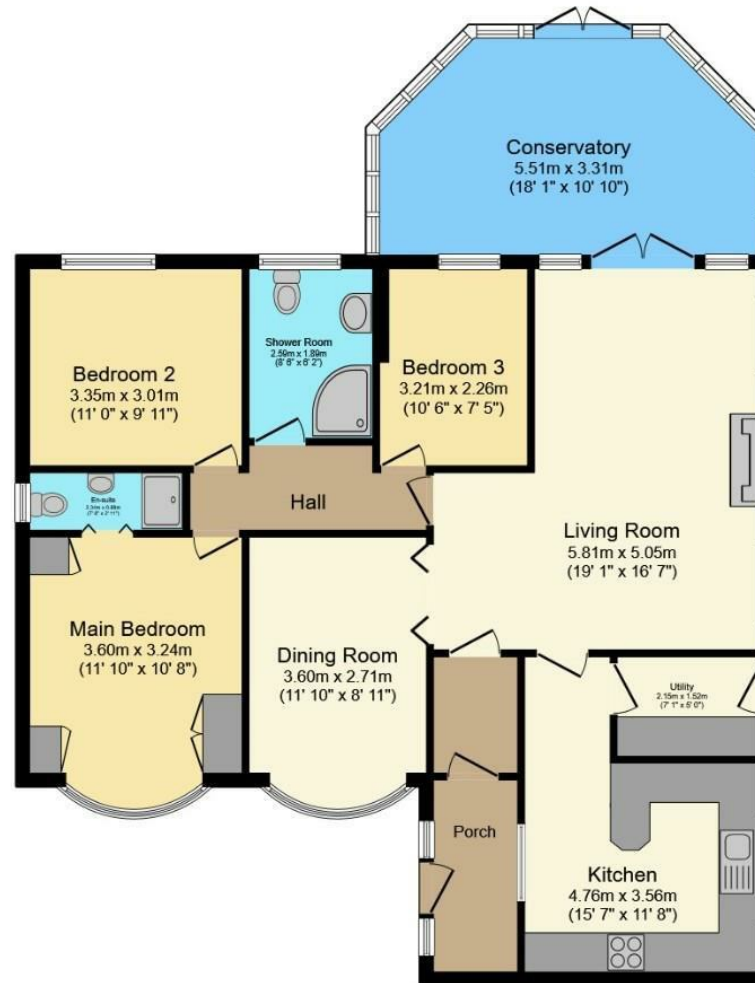
## **Offers Over £450,000**

HUNTERS OF TAMWORTH are delighted to be offering this spacious, three bedroom, detached bungalow located in the popular area of Wilnecote in Tamworth.

This property benefits from being in close proximity to local amenities and transport links into Tamworth town centre. Perfect for commuters, with access to the M42 and A5. Perfect for families looking for their new home!

In brief, this property comprises; An entrance hall, dining room, living room, kitchen, utility, conservatory, main bedroom with an en suite, a further two bedrooms, shower room and an enclosed garden. To the front of the property a paved driveway with parking for multiple vehicles.

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!



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 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

### Frontage

Paved driveway with parking for multiple vehicles, lawn, gravel

### Dining room

11' 10" x 8' 11"

Carpeted flooring, double glazed window to front, radiator, power point

### Main Bedroom

11' 10" x 10' 8"

Wood effect flooring, double glazed bay window to front, power points, radiator, fitted wardrobes

### En-suite

Low flush WC, walk in shower, wash hand basin, heated towel rail, double glazed window to side

### Bedroom 2

11' 0" x 9' 11"

Carpeted flooring, double glazed to rear, radiator, power points

### Shower room

8' 5" x 6' 2"

Ceramic tiled flooring, walk in shower, low flush WC and vanity, sink and vanity, double glazed window to rear, part tiled walls, heated towel rail

### Bedroom 3

10' 6" x 7' 5"

Carpeted flooring, double glazed window to rear, power points, radiator

### Living room

19' 1" x 16' 7"

Wood effect flooring, feature fireplace, double glazed window to side, radiator, power points

### Utility room

7' 1" x 5' 0"

Ceramic flooring, double glazed window to side, stainless steel sink and drainer, tiled splash back, power points, radiator

### Kitchen

15' 7" x 11' 8"

Ceramic tiled flooring, wall and base units, double glazed window to side, sink and drainer, built in oven and hob, double glazed to front, integrated dish washer, power points, radiator

### Conservatory

18' 1" x 10' 10"

Wood effect flooring, double glazed window to rear, electric heated, double garden doors to garden, power points

### Garden

Paved patio, lawn, mature borders

### 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 |                            |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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.

