

HUNTERS®

HERE TO GET *you* THERE



Marrick

Wilnecote, Tamworth, B77 4NU

Offers Over £350,000



Council Tax: E



45 Marrick

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Entrance Hall

Wood effect laminate flooring, stairs to first floor, radiator, ceiling light, power points

Downstairs WC

Wood effect laminate flooring, part tiled flooring, heated towel rail, low flush WC, hand wash basin, ceiling light

Lounge

15'5" x 11'2" (4.70m x 3.40m)

Double glazed bay window to front, wood effect laminate flooring, double doors to dining room, radiator, ceiling light, power points

Dining Room

10'9" x 9'2" (3.28m x 2.79m)

Double patio doors to garden, wood effect laminate flooring, radiator, ceiling light, power points

Kitchen

10'8" x 8'6" (3.25m x 2.59m)

Tiled flooring, double glazed window to rear, wall and base units, sink and drainer, free standing oven, extractor fan, part tiled walls, ceiling light, power points

Utility

9'9" x 7'8" (2.97m x 2.34m)

Tiled flooring, double glazed window to rear, door to garden, part tiled walls, wall and base units, sink and drainer, plumbing for washing machine, radiator, ceiling light, power points

Bedroom One

11'6" x 10'6" (3.51m x 3.20m)

Carpeted flooring, double glazed window to front, radiator, ceiling light, power points

En-Suite

Tiled flooring, double glazed window to front, tiled walls, bath with shower overhead, low flush WC, hand wash basin, spot lights

Bedroom Two

17'7" x 7'8" (5.36m x 2.34m)

Carpeted flooring, double glazed window to front, built in wardrobes, radiator, ceiling light, power points

Bedroom Three

10'6" x 8'8" (3.20m x 2.64m)

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

Bedroom Four

8'9" x 7'7" (2.67m x 2.31m)

Wood effect laminate flooring, double glazed window to rear, radiator, ceiling light, power points

Shower Room

Tiled flooring, tiled walls, double glazed window to side, low flush WC, hand wash basin, walk in shower, ceiling light, extractor fan

Garden

Enclosed, landscaped garden with paved patio and gravel features and mature borders

Garage

15'8" x 7'9" (4.78m x 2.36m)

Up and over door, ceiling light, power points



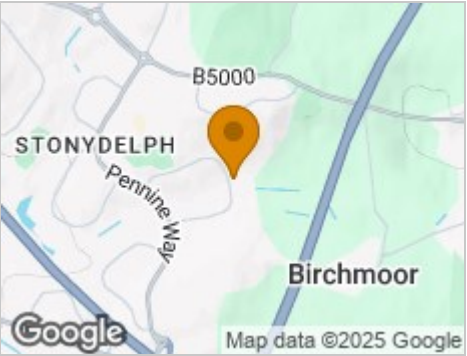
Road Map



Hybrid Map



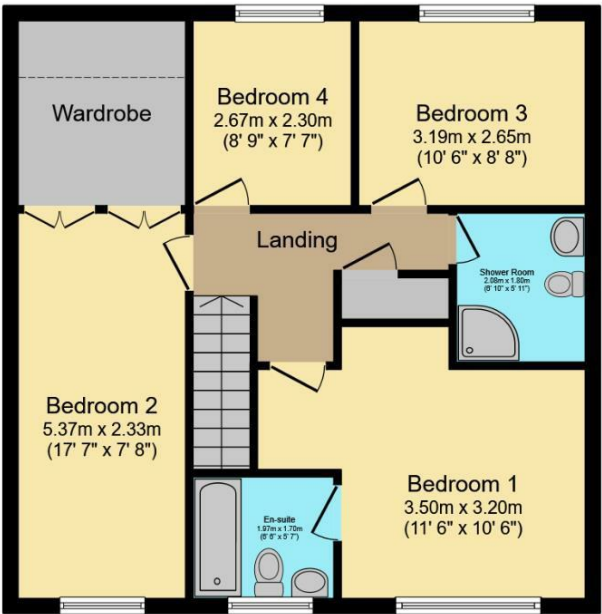
Terrain Map



Floor Plan



Ground Floor
Floor area 65.0 sq.m. (700 sq.ft.)



First Floor
Floor area 63.9 sq.m. (688 sq.ft.)

Total floor area: 129.0 sq.m. (1,388 sq.ft.)

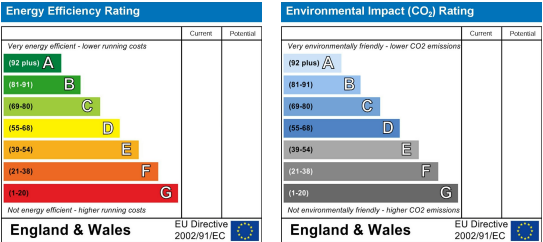
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.