

HUNTERS®

HERE TO GET *you* THERE



Russell Close

Wilnecote, Tamworth, B77 5FF

Asking Price £275,000



Council Tax: C



3 Russell Close

Wilnecote, Tamworth, B77 5FF

Asking Price £275,000



Entrance Hall

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

Downstairs WC

Wood effect laminate flooring, double glazed window to front, low flush WC, hand wash basin, radiator, ceiling light

Kitchen

11'8" x 6'1" (3.56m x 1.85m)

Tiled flooring, double glazed window to front, wall and base units, part tiled walls, stainless steel sink and drainer, integrated oven and hob, extractor hood, plumbing for washing machine, plumbing for dishwasher, extractor fan, radiator, ceiling light, power points

Lounge

17'8" x 12'11" (5.38m x 3.94m)

Wood effect laminate flooring, double glazed patio sliding doors to garden, radiator, ceiling light, power points

Bedroom One

12'11" x 11' (3.94m x 3.35m)

Wood effect laminate flooring, double glazed window to front, built in wardrobes, radiator, ceiling light, power points

En-suite

6'8" x 5'7" (2.03m x 1.70m)

Wood effect laminate flooring, velux windows, tiled walls, low flush WC, hand wash basin, walk in shower, ceiling light, extractor fan

Bedroom Two

12'11" x 8'8" (3.94m x 2.64m)

Wood effect laminate flooring, double glazed window to front, built in wardrobes, radiator, ceiling light, power points

Bedroom Three

12'11" x 9'8" (3.94m x 2.95m)

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

Bathroom

6'3" x 5'7" (1.91m x 1.70m)

Wood effect laminate flooring, part tiled walls, low flush WC, hand wash basin, bath with shower overhead, heated towel rail, spot lights, extractor fan

Garden

An enclosed garden with a paved patio area and gravel



Road Map



Hybrid Map



Terrain Map



Floor Plan

Lounge

5.39m x 3.94m

(17' 8" x 12' 11")

Kitchen

3.55m x 1.86m

(11' 8" x 6' 1")

Hall

W.C.

Ground Floor

Floor area 36.2 sq.m. (389 sq.ft.)

Bedroom 3

3.93m x 2.95m

(12' 11" x 9' 8")

Bathroom

1.98m x 1.70m

(6' 3" x 5' 7")

Bedroom 2

3.94m x 2.63m

(12' 11" x 8' 8")

First Floor

Floor area 36.2 sq.m. (389 sq.ft.)

Bedroom 1

3.93m x 3.36m

(12' 11" x 11' 0")

En-suite

2.04m x 1.70m

(6' 8" x 5' 7")

Second Floor

Floor area 24.0 sq.m. (259 sq.ft.)

Total floor area: 96.4 sq.m. (1,037 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](#)

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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
England & Wales	EU Directive 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. **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.

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