



Camhouses, Wilnecote Tamworth







## Property Description

Camhouses is located on Tamworth's east side and boasts excellent access to the nearby A5 and M42. More locally, there are a large range of amenities including shops and schools.

This home is being offered with no onward chain and offers fantastic value for money with lots of space on offer. Both the lounge and kitchen / diner downstairs are large and well decorated and the bedrooms upstairs also won't disappoint. The property would do well as a rental home or would make an ideal first purchase- call today to see inside!

## Entrance Hallway

Double glazed door to front elevation, stairs to first floor accommodation, central heating radiator and under stairs storage.

## Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, tiling to splash prone areas and central heating radiator.

## Lounge

17' 5" x 10' 4" ( 5.31m x 3.15m )

Double glazed window to rear elevation, central heating radiator, wooden laminate flooring and fire place with surround and mantle.

## Kitchen/ Diner

15' 6" x 11' 5" ( 4.72m x 3.48m )

Two double glazed windows and double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and double oven, space and connections for washing machine, sunken spotlights, central heating radiator and tiled flooring.

## Landing

Double glazed window to front elevation, airing cupboard, central heating boiler and doors off to:

## Bedroom One

14' 6" x 9' 1" ( 4.42m x 2.77m )

Double glazed window to rear elevation, central heating radiator, walk in wardrobe and wooden laminate flooring.

## Bedroom Two

11' 2" x 10' 5" ( 3.40m x 3.17m )

Double glazed window to rear elevation and central heating radiator,

## Bedroom Three

11' 2" x 6' 3" ( 3.40m x 1.91m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to front elevation, wash hand basin, W.C, panelled bath with glass screen and electric shower over, tiling to walls, central heating radiator and sunken spotlights.

## Approach

Pathway to front door.

## Rear Garden

Fencing to sides, access to rear and gravelled area.















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)

To view this property please contact Burchell Edwards on

**T 01827 66400**  
**E [tamworth@burchelledwards.co.uk](mailto:tamworth@burchelledwards.co.uk)**

1 Bolebridge Street  
 TAMWORTH B79 7PA

EPC Rating: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/TAM206299](http://burchelledwards.co.uk/Property/TAM206299)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TAM206299 - 0003