



Mellwaters, Wilnecote Tamworth





Property Description

This home will be freehold upon completion. There is a garage away from the home providing parking, and the property begins with an entrance porch which leads in to the spacious family room. To the rear of the home, the breakfast kitchen overlooks the rear garden. Upstairs there are two bedrooms and a family bathroom. This well presented home has enviable transport links with excellent access to the wider area via the A5 and M42 along with a handy nearby bus route.

Entrance Porch

Space for coats and shoes.

Lounge

13' 10" x 12' 7" (4.22m x 3.84m)
Double glazed window to front elevation and gas fire place.

Kitchen

12' 7" x 9' 6" (3.84m x 2.90m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for washing machine and electric cooker, space for fridge freezer.



Landing

Loft access.

Bedroom One

14' 10" max x 12' 7" max (4.52m max x 3.84m max)

Two double glazed windows to front elevation and airing cupboard housing hot water tank.

Bedroom Two

8' 10" x 6' 4" plus door recess (2.69m x 1.93m plus door recess)

Double glazed window to rear elevation.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, panelled bath with electric shower over and shower screen.

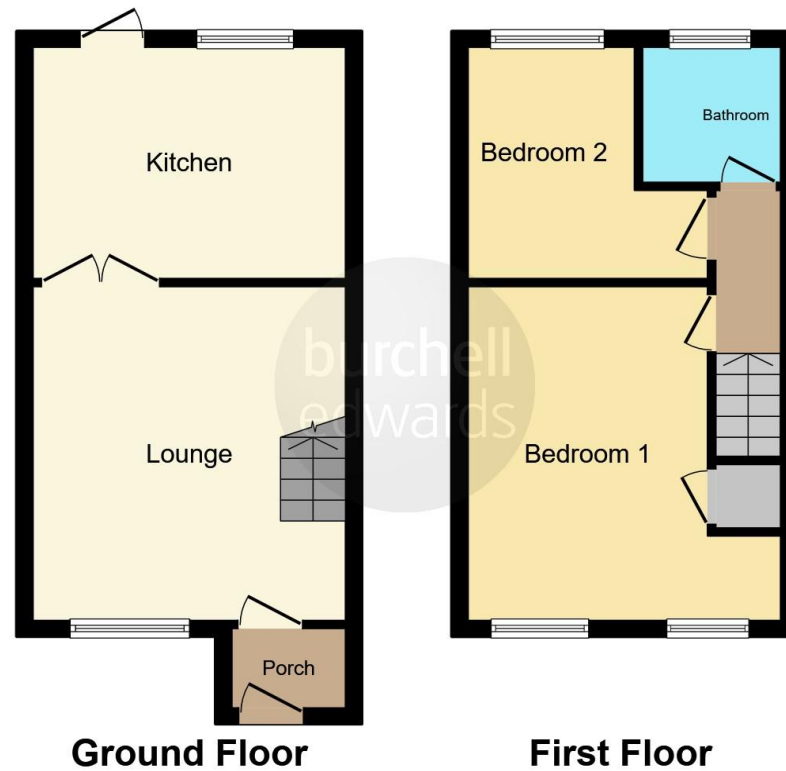
Rear Garden

Slabbed patio area and fencing to all boundaries.









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

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 18 Sep 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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