



Edale, Wilnecote TAMWORTH

burchell
edwards



Property Description

The property begins with a driveway that leads to the entrance hall. Inside on the ground floor there is a guest W.C., spacious and modern fitted kitchen, bright and airy lounge and a conservatory that sits in the well looked after rear garden. Upstairs features three good sized bedrooms and the family bathroom. The property has had an air source heat pump fitted to create a modern, energy efficient family home in a great location for transport links. Call today for more information and to see inside.

Entrance Hallway

Central heating radiator and under stairs storage cupboard.

Guest W.C

Double glazed window to rear elevation, W.C and wash hand basin.

Lounge

17' 8" x 10' 5" (5.38m x 3.17m)

Double glazed window to front elevation and central heating radiator.

Kitchen

15' 8" x 11' 7" max (4.78m x 3.53m max)

Two double glazed windows to rear elevation, double glazed door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and grill, cooker hood, space and plumbing for washing machine, central heating radiator and storage cupboard.

Conservatory

10' x 7' 4" (3.05m x 2.24m)

Double glazed windows to side elevation and double glazed door to garden.

Landing

Double glazed window and central heating radiator.

Bedroom One

14' 7" max x 9' 1" max (4.45m max x 2.77m max)
Double glazed window to rear elevation, central heating radiator and built in storage.

Bedroom Two

11' 4" x 10' 7" (3.45m x 3.23m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

11' 3" x 6' 5" (3.43m x 1.96m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, walk in shower, heated towel rail, tiling to walls and tiled flooring.

Front Garden

Block p aved driveway providing off road parking and outdoor storage cupboard.

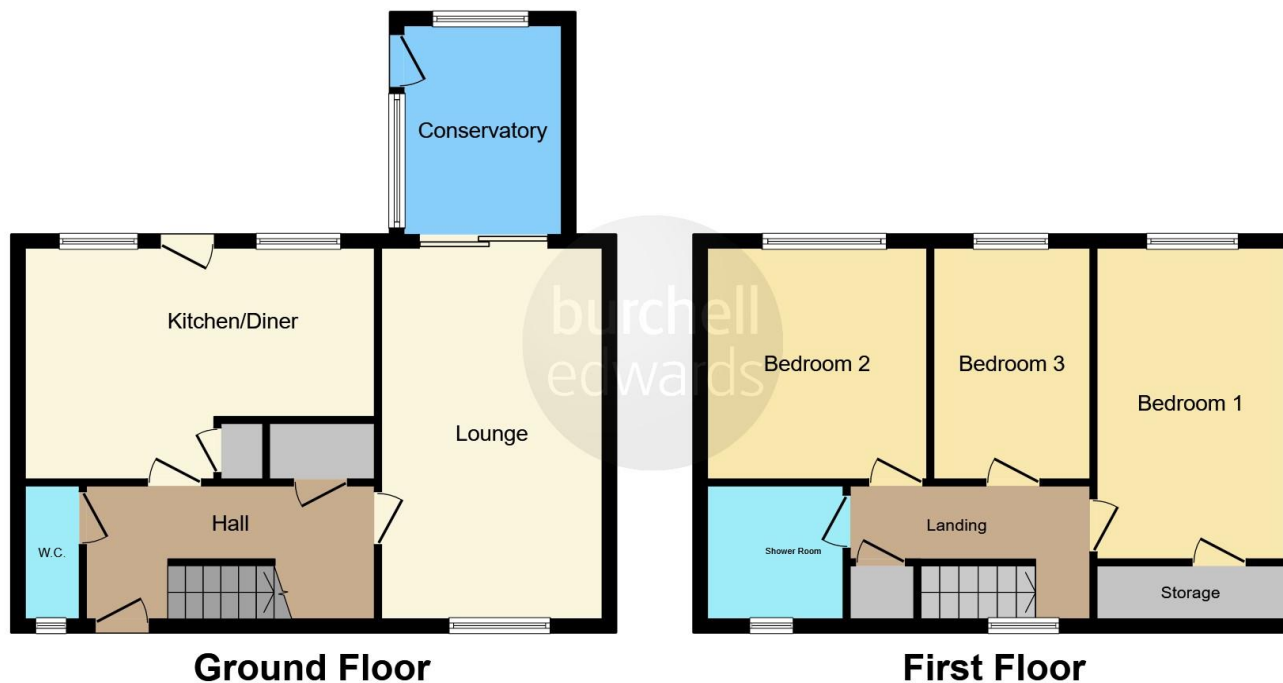
Rear Garden

Laid to lawn, patio area, storage shed, gated rear access 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

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
 TAMWORTH B79 7PA

EPC Rating: B

Tenure: Freehold

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