



Pennymoor Road, Wilnecote, Tamworth

**burchell**  
edwards





## Property Description

This charming home sits back privately from Pennymoor Road and has a lovely well maintained front garden that leads on to the home itself. Inside, there is a welcoming entrance hall with stairs off to the first floor and a door to the guest WC, the spacious and bright lounge that overlooks the garden and to the extra large kitchen which, as with the rest of the home, has received attention and feels fresh and ready for a new family.

Upstairs there are bedrooms whose sizes will not disappoint and they all are rear facing to overlook the well tended garden. The family bathroom is also upstairs along with additional storage. Call today for more information or to see inside!

## Guest W.C

Double glazed window to front elevation, low level flush WC and wash hand basin.

## Lounge

15' 5" max x 10' 6" ( 4.70m max x 3.20m )

Double glazed window to rear elevation and central heating radiator.

## Kitchen

21' 6" x 10' 8" max ( 6.55m x 3.25m max )

Double glazed door and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for appliances, space for a dining table and central heating radiator.

## Bedroom One

15' 7" x 8' 3" ( 4.75m x 2.51m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

15' 5" x 7' 7" ( 4.70m x 2.31m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

12' 5" x 5' 4" ( 3.78m x 1.63m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

12' 5" x 5' 4" ( 3.78m x 1.63m )

Double glazed window to front elevation, low level flush WC, wash hand basin, paneled bath, heated towel warmer and cladding to walls and ceiling.

## Garden

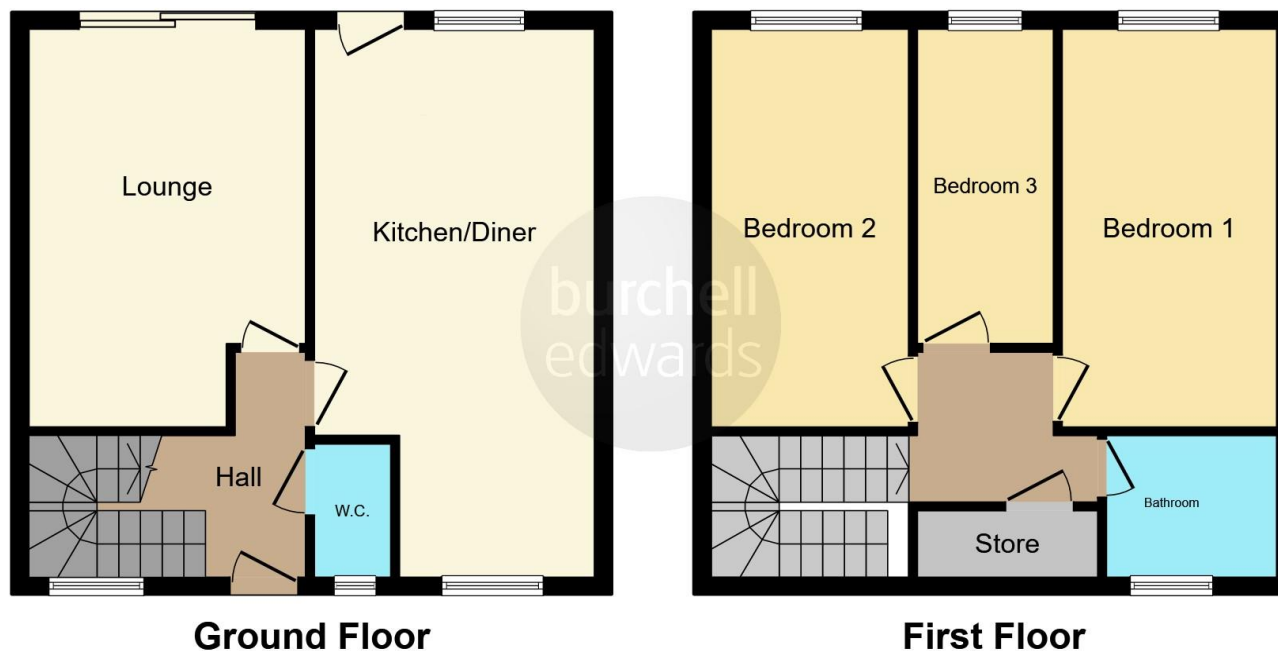
Patio area, lawn, gated rear access and fence to boundaries.











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](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    Council Tax  
Band: A

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/TAM206857](http://burchelledwards.co.uk/Property/TAM206857)



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: TAM206857 - 0005