



Tinkers Green Road, Wilnecote, TAMWORTH





## Property Description

Approached via a driveway off Tinkers Green Road, this home has two parking space- one directly in front of the home and one immediately in front of it. The property itself features a welcoming entrance hall which gives access to a well maintained kitchen that sits at the front of the home.

The lounge is at the rear of the home and overlooks the rear garden, with stairs leading to the bedrooms and family bathroom. The property is well presented throughout and would make an ideal first home or investment. Call today for more information and to see inside!

## Entrance Hallway

Central heating radiator.

## W.C

W.C, wash hand basin, central heating radiator.

## Lounge

13' 4" max x 13' 3" plus door recess ( 4.06m max x 4.04m plus door recess )

Double glazed French doors to rear elevation, central heating radiator, under stairs storage.

## Kitchen

9' 7" x 9' 2" ( 2.92m x 2.79m )

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, cooker hood, space and plumbing for washing machine and tumble dryer. central heating radiator, integrated fridge freezer.



## Landing

Loft access and airing cupboard housing central heating boiler.

## Bedroom One

13' 4" max x 9' 9" max ( 4.06m max x 2.97m max )  
Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

13' 6" x 7' 6" plus recess ( 4.11m x 2.29m plus recess )  
Double glazed window to front elevation, central heating radiator and built in storage.

## Bathroom

Double glazed obscure window to side elevation, W.C, wash hand basin, bath with screen and thermostatic shower over, central heating radiator.

## Front Garden

Block paved off road parking.

## Rear Garden

Slabbed patio, laid to lawn and fencing to all boundaries.









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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: TAM206839 - 0003