



Calder, Wilnecote Tamworth

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Property Description

This charming home sits back from the road and has a small 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 doors to a spacious and bright lounge that leads to the conservatory. there is a kitchen/dining room which also leads into the conservatory.

Upstairs there are three good sized bedrooms and a family bathroom. Viewing this property is essential to appreciate the size and standard of accommodation on offer.

Entrance Hallway

Double glazed door to front elevation, stairs to first floor accommodation and tiled flooring.

Guest W.C

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

Lounge

9' 7" x 17' 5" (2.92m x 5.31m)

Double glazed window to front elevation, double glazed French doors to conservatory and central heating radiator.

Kitchen

15' 2" x 11' 5" (4.62m x 3.48m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, double oven and extractor, central heating radiator, tiled flooring, tiling to splash prone areas, door to conservatory, space and plumbing for washing machine.

Conservatory

14' 4" x 8' 6" (4.37m x 2.59m)

Double glazed windows to rear and side elevations, double glazed French doors to garden, central heating radiator and tiled flooring.

Landing

Double glazed window to front elevation and cupboard housing central heating boiler.

Bedroom One

17' 6" x 8' 6" (5.33m x 2.59m)

Double glazed windows to front and rear elevations and central heating radiator.

Bedroom Two

11' 2" x 10' 4" (3.40m x 3.15m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

11' 1" x 8' (3.38m x 2.44m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed obscure window to front elevation, panelled bath with screen and electric shower over, W.C, wash hand basin with vanity unit, tiling to walls, tiled flooring and heated towel rail.

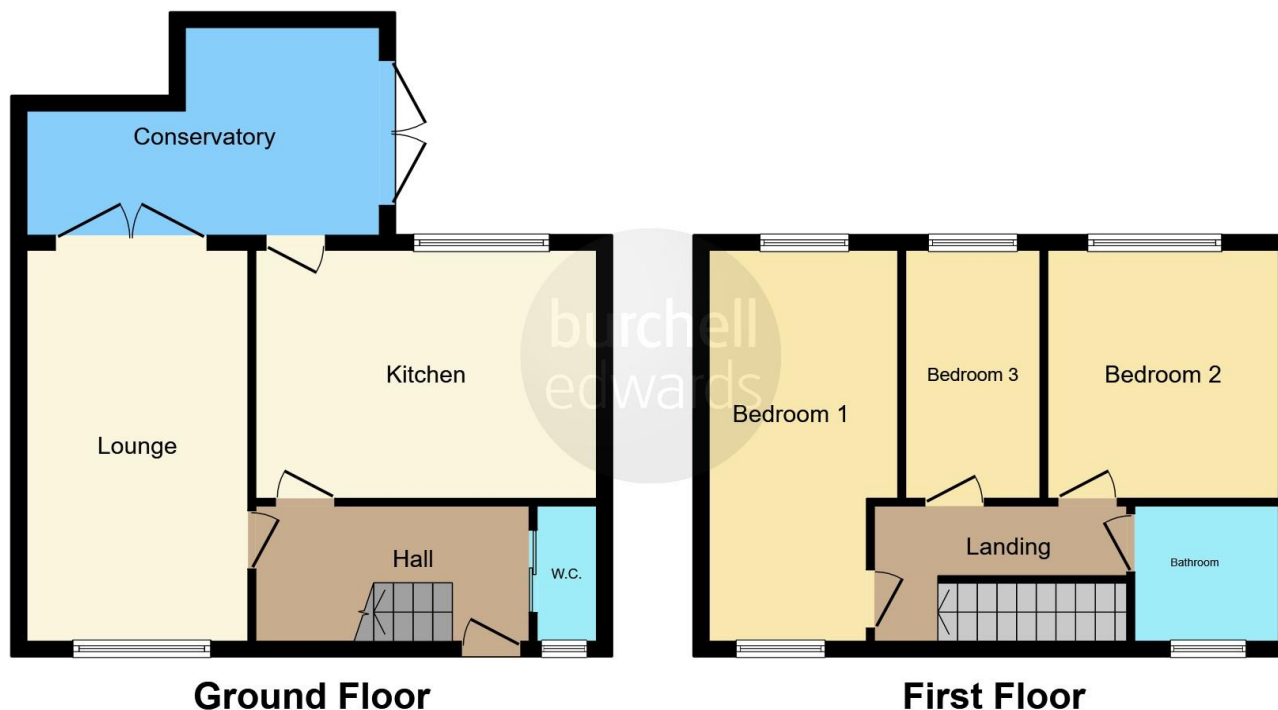
Rear Garden

Paved patio, artificial lawn and gated rear access.









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EPC Rating: Council Tax
Awaited Band: B

Tenure: Freehold

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