



Crossfell, Wilnecote, Tamworth

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## Property Description

This very tidy and well presented home would make a fantastic first home! The property offers a very large lounge and spacious kitchen diner- both of which have lots of natural light. There are three good sized bedrooms upstairs along with both a bathroom and separate W.C. The garden is also well maintained and private.

Call us today for more information and to see inside!

## Lounge

Double glazed windows to the front and rear and radiator.

## Kitchen

Double glazed window to the front, door to the rear garden, a range of wall and base units with work surfaces over, sink and drainer unit, space for appliances, radiator and space for a dining table.



### **Bedroom One**

Double glazed window to the front and radiator.

### **Bedroom Two**

Double glazed window to the front and radiator.

### **Bedroom Three**

Double glazed window to the front and radiator.

### **Bathroom**

Double glazed window to the rear, panelled bath and wash hand basin.

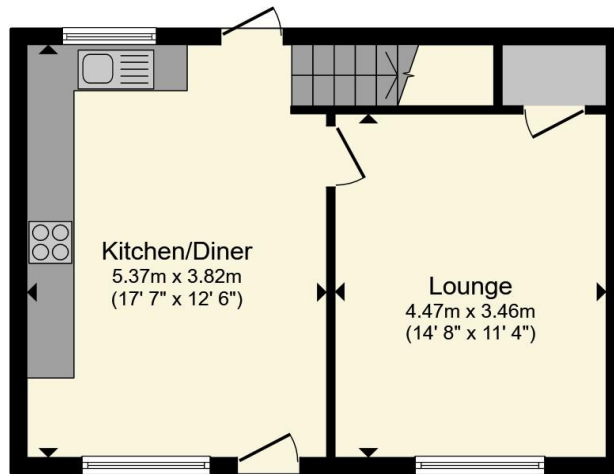
### **W.C.**

Double glazed window to the rear and low level W.C.

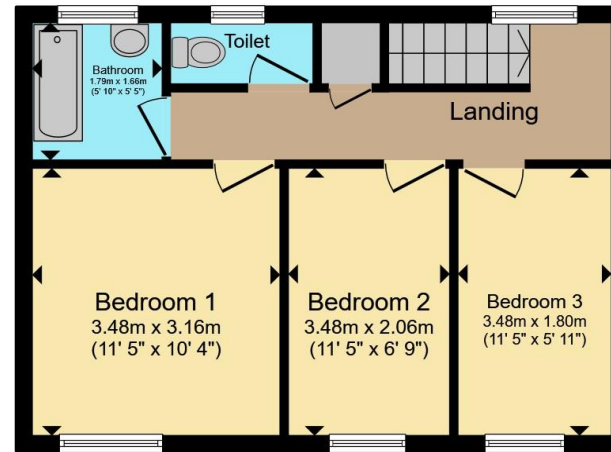








**Ground Floor**



**First Floor**

Total floor area 79.3 m<sup>2</sup> (853 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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: D Council Tax  
 Band: B

Tenure: Freehold

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