



Merganser, Wilnecote, Tamworth

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## Property Description

This charming starter home requires some light renovation but would make an ideal first buy or investment. The home has a welcoming front garden and an entrance hall that leads to a front facing lounge and a kitchen that overlooks the garden. Upstairs features two bedrooms and a family bathroom

The property is offered completely chain free, so call us today for more information and to see inside!

## Lounge

Double glazed window to front elevation and central heating radiator.

## Kitchen

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances.

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## Landing

Double glazed window to side elevation and loft access.

## Bedroom One

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Panelled bath with electric shower over, W.C, wash hand basin, central heating radiator.

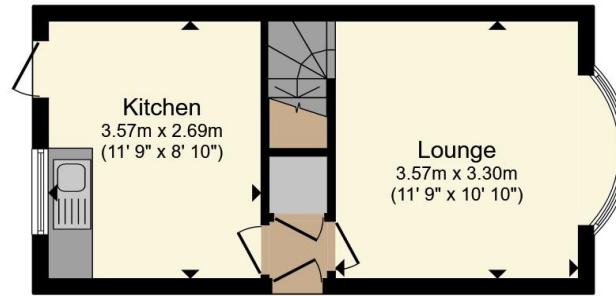
## Rear Garden

Slabbed patio, laid to lawn, fencing to boundaries, gated side access to frontage.

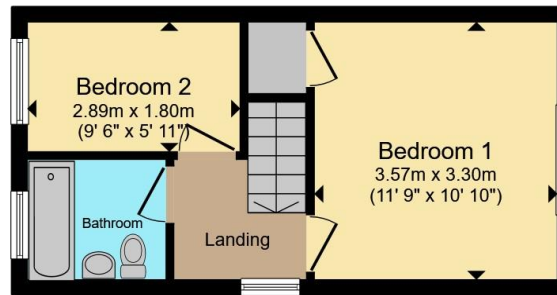








**Ground Floor**



**First Floor**

Total floor area 52.2 m<sup>2</sup> (562 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

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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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.

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