



HUNTERS[®]
HERE TO GET *you* THERE

35 Melmerby, Wilnecote, Tamworth, B77 4LP

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Asking Price £375,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this well presented, spacious, five bedroom, detached family home located in the popular area of Wilnecote in Tamworth.

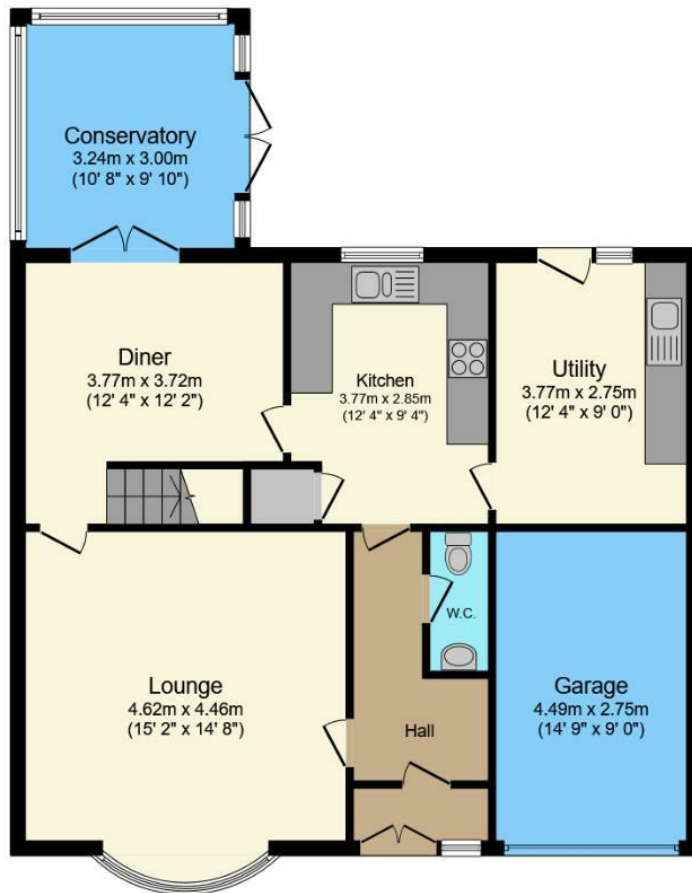
This property benefits from being in close proximity to local amenities, transport links, commuter routes and primary and secondary schools in the area. Making this property perfect for families looking for their new homes and commuters!

In brief, this property comprises; A porch, entrance hall, downstairs WC, lounge, dining room, kitchen, utility room, conservatory, master bedroom with an En-Suite, four double bedrooms, family bathroom, garage and an enclosed garden. To the front of the property is a driveway with parking for multiple vehicles.

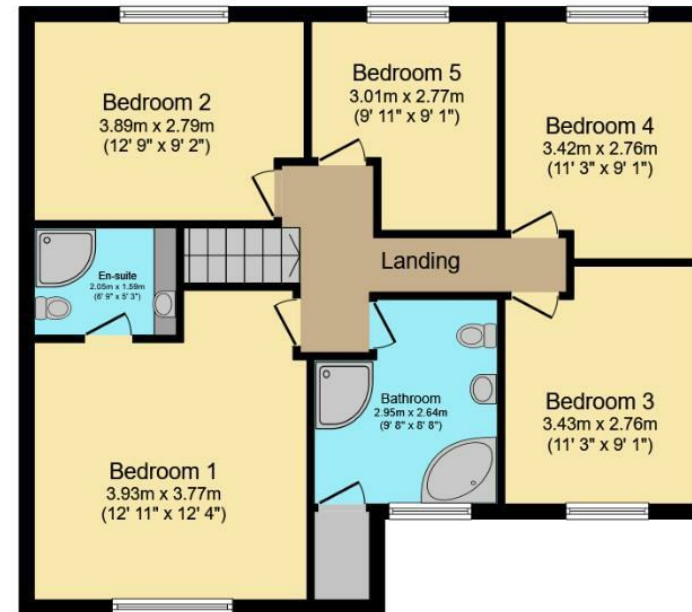
This property is offered for sale using the Committed Buyer process.

When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market.

As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group - see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information.



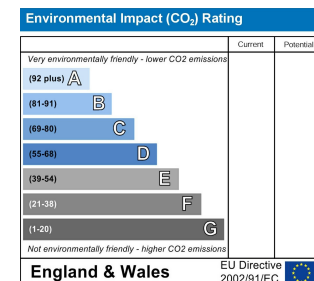
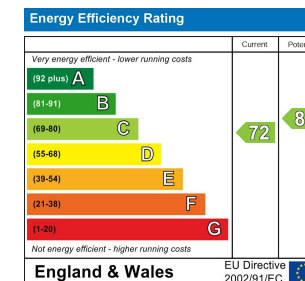
Ground Floor
Floor area 90.8 sq.m. (977 sq.ft.)



First Floor
Floor area 72.8 sq.m. (784 sq.ft.)

Total floor area: 163.6 sq.m. (1,761 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Porch

Tiled flooring, double glazed window to front, wall light

Entrance Hall

Wood effect vinyl flooring, ceiling light, radiator, power points

Downstairs WC

Wood effect laminate flooring, low flush WC, sink and vanity unit, heated towel rail, ceiling light

Lounge

15'2" x 14'8"

Carpeted flooring, double glazed bay window to front, feature fireplace, ceiling light, radiator, power points

Dining Room

12'4" x 12'2"

Carpeted flooring, double glazed patio doors to conservatory, stairs to first floor, ceiling light, radiator, power points

Conservatory

10'8" x 9'10"

Tiled flooring, double glazed patio doors to garden

Kitchen

12'4" x 9'4"

Tiled flooring, double glazed window to rear, wall and base units, sink and drainer, integrated oven and hob, storage cupboard, ceiling light, radiator, power points

Utility Room

12'4" x 9'

Tiled flooring, door to garden, wall and base units, ceiling light, radiator, power points

Bedroom 1

12'11" x 12'4"

Carpeted flooring, double glazed window to front, built in wardrobes, ceiling light, radiator, power points

En-Suite

6'9" x 5'3"

Wood effect laminate flooring, double glazed window to side, tiled walls, low flush WC, sink and vanity units, walk in shower, heated towel rail, spot lights

Bedroom 2

12'9" x 9'2"

Carpeted flooring, double glazed window to rear, built in storage cupboard, ceiling light, radiator, power points

Bedroom 3

11'3" x 9'1"

Carpeted flooring, double glazed window to rear, built in storage cupboard, ceiling light, radiator, power points

Bedroom 4

11'3" x 9'1"

Carpeted flooring, double glazed window to front, built in storage cupboard, ceiling light, radiator, power points

Bedroom 5

9'11" x 9'1"

Carpeted flooring, double glazed window to rear, ceiling light, radiator, power points

Bathroom

9'8" x 8'8"

Tiled flooring, double glazed window to front, walk in shower, corner bath, low flush WC, sink, extractor fan, ceiling light, heated towel rail, storage cupboard

Garden

Paved patio, lawn, private and enclosed

Garage

14'9" x 9'

Up and over door, ceiling light, power points

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.