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Garrigill, Wilnecote, TAMWORTH





## Property Description

A marvellous opportunity to purchase a ready-to-move-in starter home or buy to let, this three bedroom home is well presented from top to bottom. The current occupiers have refurbished the home and the modern decor will be sure to please!

The ground floor comprises of a large and bright lounge, exceptional kitchen / diner and a very useful guest W.C. Upstairs offers three good sized bedrooms and a family bathroom. There is a well maintained private garden to the rear of the home.

Call us today for more information and to see inside!

## Entrance Hallway

Under stairs storage cupboard and stairs to first floor accommodation.

## Guest W.C

Double glazed window to front elevation and W.C

## Lounge

Double glazed window to rear elevation and central heating radiator.

## Kitchen

Double glazed window to front elevation, double glazed door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for washing machine, space for fridge freezer, cooker, central heating radiator.



## Landing

Airing cupboard and all doors off.

## Bedroom One

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

Double glazed window to rear elevation, central heating radiator, a range of fitted wardrobes and storage.

## Bathroom

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

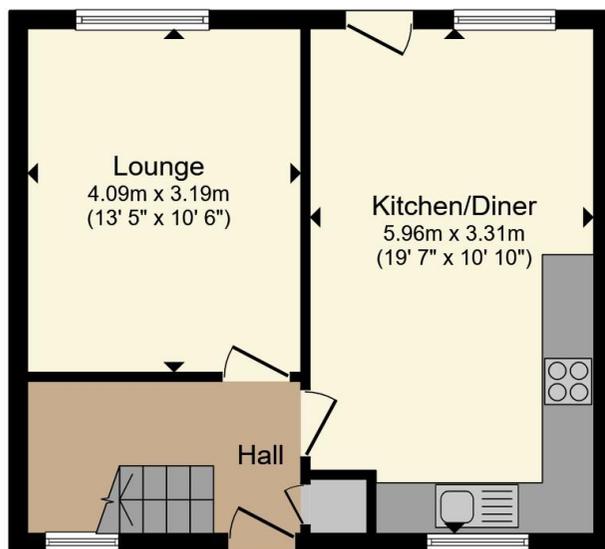
## Rear Garden

Slabbed patio, laid to lawn and fencing to boundaries.

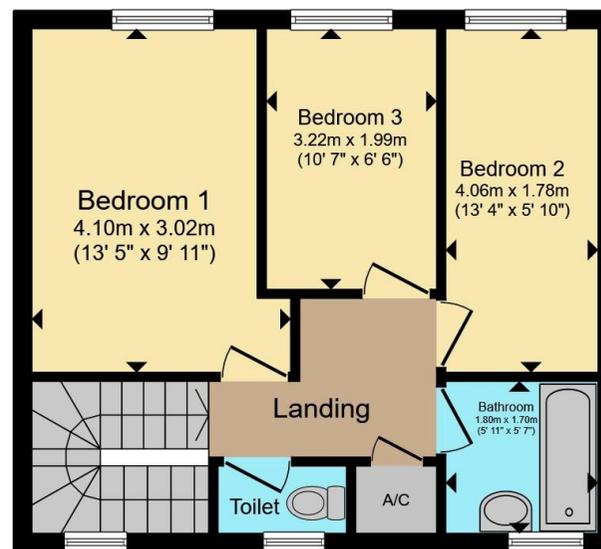








**Ground Floor**



**First Floor**

Total floor area 78.7 m<sup>2</sup> (847 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: A

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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