



Galliers Close, Wilnecote, TAMWORTH

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Property Description

The home starts off with off road parking in front leading to the home itself. Inside there is an entrance hall, guest W.C, stylish kitchen and a large lounge that is further enhanced by a stylish sun room overlooking the rear garden. The bedrooms upstairs are both double rooms and are very well decorated. A family bathroom finishes off the accommodation on offer here.

Viewings are highly advised as homes seldom come along for sale on this call de sac so call us today for more information and to see inside!

Entrance Hall

Stairs to first floor and doors to the kitchen and lounge.

Kitchen

Stylish and contemporary kitchen with double glazed window to the front, wall and base units with worktops over, inset sink, oven and hob and space for appliances.

Lounge

Central heating radiator and doors opening on to the sun room.

Sun Room

Double glazed to the rear and side with door to the rear garden.

Bedroom One

Two double glazed windows to the rear and radiator.

Bedroom Two

Double glazed window to the front and radiator.

Bathroom

Low level W.C, wash hand basin, paneled bath with shower over and radiator,

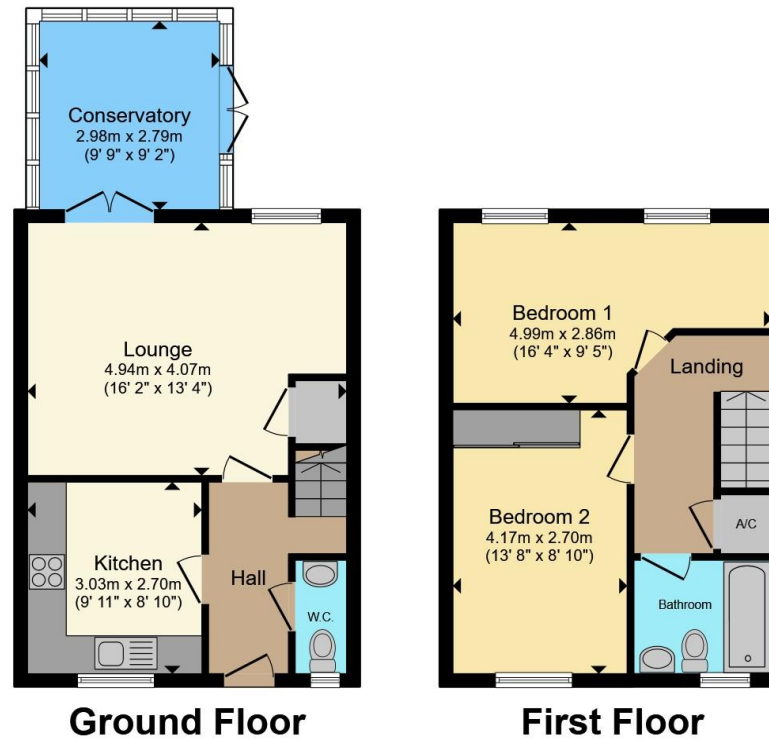
Garden

Low maintenance with decking and fenced surround.









Total floor area 79.3 m² (854 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



To view this property please contact Burchell Edwards on

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1 Bolebridge Street
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EPC Rating: Awaited
 Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/TAM207575

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: TAM207575 - 0002