



Cottage

THE SCHOOL HOUSE  
22 MAYPOLE ROAD,  
WARTON, WARTON,  
TAMWORTH, B79 0HP

PCM

£1,095 PCM

FEATURES



HOWKINS &  
HARRISON

# 2 Bedroom Cottage located in Warton

The superb, detached traditional property occupies an elevated position in the sought after village of Warton. Presented to a high standard throughout this deceptively spacious house boasts two beautiful sitting rooms, one with a feature fireplace, two large double bedrooms, a modern kitchen with separate utility room and a fabulous family bathroom with shower. Externally the property further benefits from an enclosed front garden and parking to the side. Gas central heating. Double Glazing. Unfurnished. EPC D. Council Tax Band D. Minimum annual household income £25,5000. Available within two weeks of application

Call us on


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<https://howkinsandharrison.co.uk/>

Council Tax Band

D

| Energy Efficiency Rating                           |         |  |
|--|---------|--|
|  | Current | Potential  |
| <i>Very energy efficient - lower running costs</i> |         |  |
| (92 plus) <b>A</b>                                 |         |  |
| (81-91) <b>B</b>                                   |         |  |
| (69-80) <b>C</b>                                   |         |  |
| (55-68) <b>D</b>                                   |         |  |
| (39-54) <b>E</b>                                   |         |  |
| (21-38) <b>F</b>                                   |         |  |
| (1-20) <b>G</b>                                    |         |  |
| <i>Not energy efficient - higher running costs</i> |         |  |
| <b>England &amp; Wales</b>                         |         | EU Directive<br>2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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