



384 WILNECOTE LANE TAMWORTH, B77 2LG

£995 PCM

Recently refurbished two bedroom terrace house, with gas central heating and double glazing, the property briefly comprises; Separate lounge & dining room, newly fitted kitchen, two double bedrooms and newly fitted bathroom. Externally is an enclosed garden to the rear. Available July, energy rating D, council tax band A.



384 WILNECOTE LANE

- Recently refurbished two bedroom house
- Newly fitted kitchen & bathroom
- Gas c/heating & d/glazing
- Available July unfurnished
- Separate lounge & dining room
- Popular & convenient location
- Enclosed rear garden
- Council tax band A, Energy rating D



Lounge

12'2" x 10'11"

Double glazed window to front and ornate feature fireplace.

Dining Room

14'1" x 12'5"

Double glazed window to rear, door and stairs to first floor,

Kitchen

11'9" x 6'11"

Double glazed window and door to garden, fitted with a range of eye and base level units with natural wood work surfaces over, integral hob, oven and extractor.

First Floor Landing

Storage cupboard and doors to;

Bedroom One

12'5" x 10'11"

Double glazed window to front and radiator

Bedroom Two

11'2" x 9'8"

Double glazed window, radiator wardrobe

Bathroom

Fitted suite with low level WC, wash basin and panel bath with shower over.


Externally

To the rear is lawned garden and brick shed.

384 WILNECOTE LANE





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

EPC Rating: D Council Tax Band: A

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/tenants are advised to recheck the measurements

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