



Hockley Road, Wilnecote, TAMWORTH





## Property Description

This well cared for home offers a welcoming front garden and entrance hall that leads to a useful guest W.C. and the fantastic open plan lounge and dining area. The living space here is excellent and is also well decorated. The rear of the home has the good sized kitchen overlooking the well maintained rear garden. Upstairs offers three bedrooms and a family bathroom.

## Entrance Hallway

Door to W.C.

## Guest W.C

Single glazed window to side elevation, W.C and wash hand basin.

## Lounge/ Diner

Double glazed window to front elevation and central heating radiator.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, five ring gas hob, electric oven, space for utilities and door to garden.

## Landing

Storage cupboard housing emersion tank.

## 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 front elevation and central heating radiator.

## Bathroom

Panelled bath with electric shower over, W.C, wash hand basin, heated towel rail.

## Rear Garden

Coloured deck area, lawned area, slabbed patio, pedestrian access to rear, pond and fencing to all boundaries.

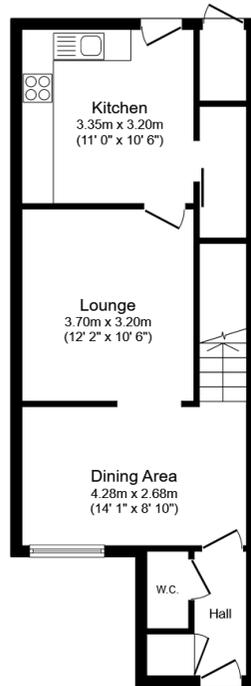
## Parking

Two spaces at the rear.

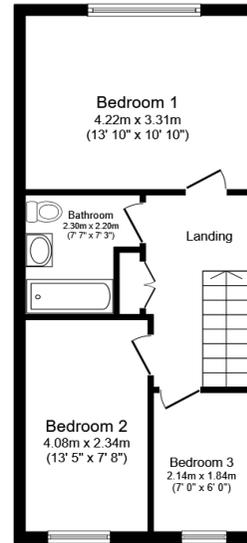








**Ground Floor**  
Floor area 47.3 sq.m. (509 sq.ft.)



**First Floor**  
Floor area 42.5 sq.m. (457 sq.ft.)

**Total floor area: 89.7 sq.m. (966 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](http://www.Propertybox.io)

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EPC Rating: E Council Tax  
Band: B

Tenure: Freehold

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