



## Brambling, Wilnecote, Tamworth

Asking Price £274,000

- Link-Detached Home
- No Upward Chain
- Good Transport Links For A5 & M42
- Council Tax Band C
- Two Double Bedrooms
- Two Reception Rooms
- Freehold
- Ample Off Street Parking + Garage
- Private Rear Garden
- EPC Rating D

# 97 Brambling, Tamworth B77 5PG

Calders Residential are delighted to bring to the market this two double bedroom link-detached home in Wilnecote, Tamworth. Situated towards the end of a cul de sac with off street parking and an integral single garage, this home is sold with no upward chain. Wilnecote has fantastic transport links for the A5 and M42 and is conveniently situated for easy access into the centre of Tamworth.

Entering through the porch, you come into the lounge that benefits from a feature fireplace and has an opening into the dining room at the rear, that leads to the kitchen, conservatory and stairs to the first floor. The kitchen has space for a range of freestanding appliances and has access to the garage, as well as the garden.

To the first floor there are two double bedrooms (Formerly three, however a stud wall has been removed to make one larger main bedroom and lost the third single bedroom) and a three piece shower room consisting of a shower, WC and wash basin. Both of the bedrooms also have built in storage space.

To the rear of the property there is a private garden with a patio area and a wide range of mature shrubs, trees and fenced boundaries.

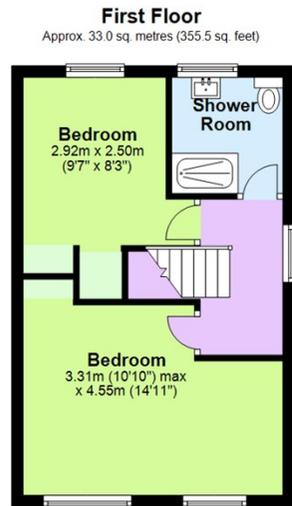
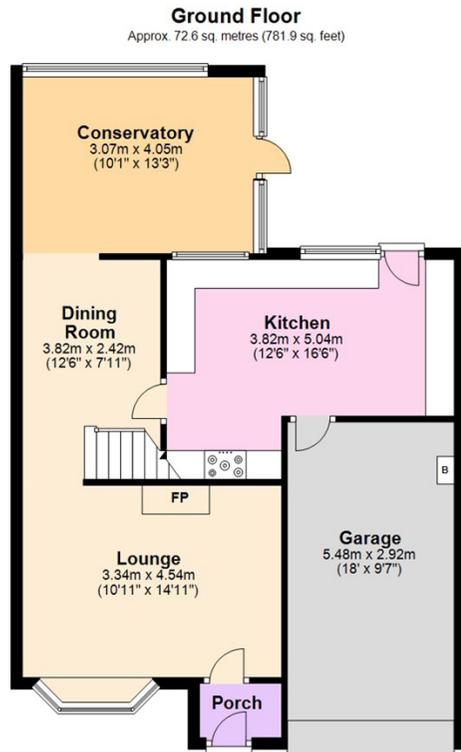
\*\*\*No Upward Chain\*\*\*



Council Tax Band: C

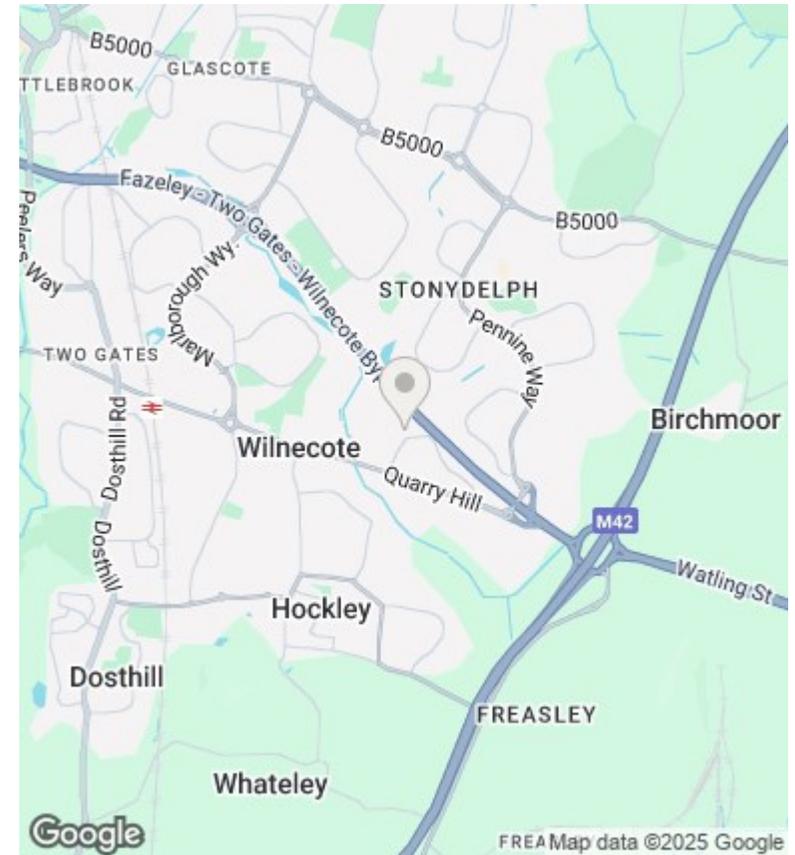






Total area: approx. 105.7 sq. metres (1137.4 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	65	
(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 2002/91/EC	

**Viewings**

Viewings by arrangement only. Call 01827 66686 to make an appointment.

**Council Tax Band**

C