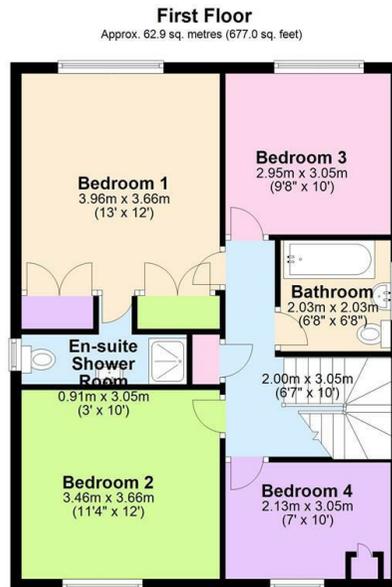
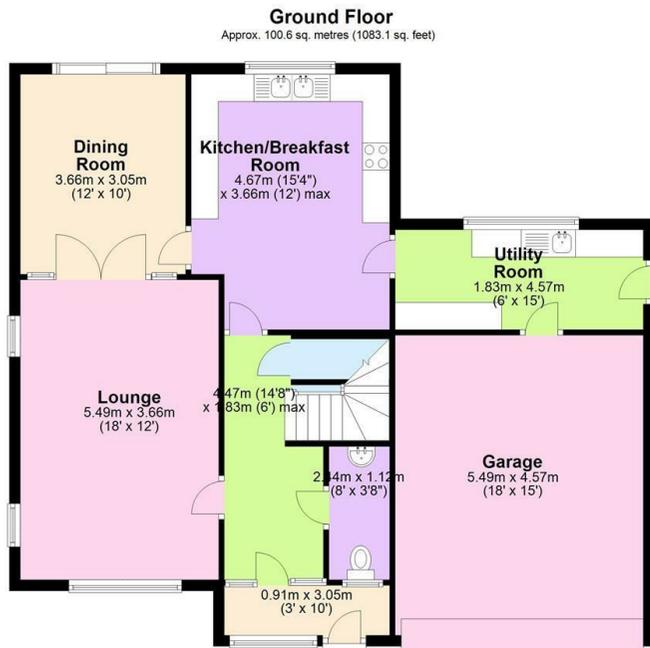




## Walrand Close, Wigginton, Tamworth

Price Guide £395,000

- SUPERIOR CORNER DETACHED
- SPACIOUS BREAKFAST ROOM/KITCHEN
- TWO CAR SIDE BY SIDE GARAGE
- FOUR BEDROOMS
- SPACIOUS SEPARATE LAUNDRY
- NO UPWARD CHAIN
- TWO GOOD RECEPTIONS
- MAIN BATHROOM, EN-SUITE AND FITTED CLOAKS
- FREEHOLD



Total area: approx. 163.5 sq. metres (1760.2 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

F

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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	