



**Windmill Close, Tamworth**

**Guide Price £355,000**

- Detached Family Home
- Two Reception Rooms + Conservatory
- Built in Storage Throughout
- Close To Schools & Amenities
- EPC Rating TBC
- Potential To Add Value
- Bathroom + Downstairs Shower Room
- Double Driveway
- Freehold
- Council Tax Band E

# 3 Windmill Close Gillway Lane, Tamworth B79 8PH

Calder Residential are delighted to offer to the market this three / four bedroom detached family home in Tamworth that is sold with no upward chain. Situated close by to The Rawlett School and within easy reach of a range of amenities within the local area. This property offers versatile living accommodation on the ground floor and offers a buyer potential to add value after refurbishment.

Entering into the hallway that benefits from built in storage, there is access into the lounge, kitchen, downstairs shower room and stairs to the first floor. The lounge has a bay window to the front and a slinging door into a separate dining room that also leads to a large conservatory and back round to the kitchen. The downstairs shower room has a door into a study and the rooms lend themselves to being made into a fourth ensuite bedroom or one further large reception room.

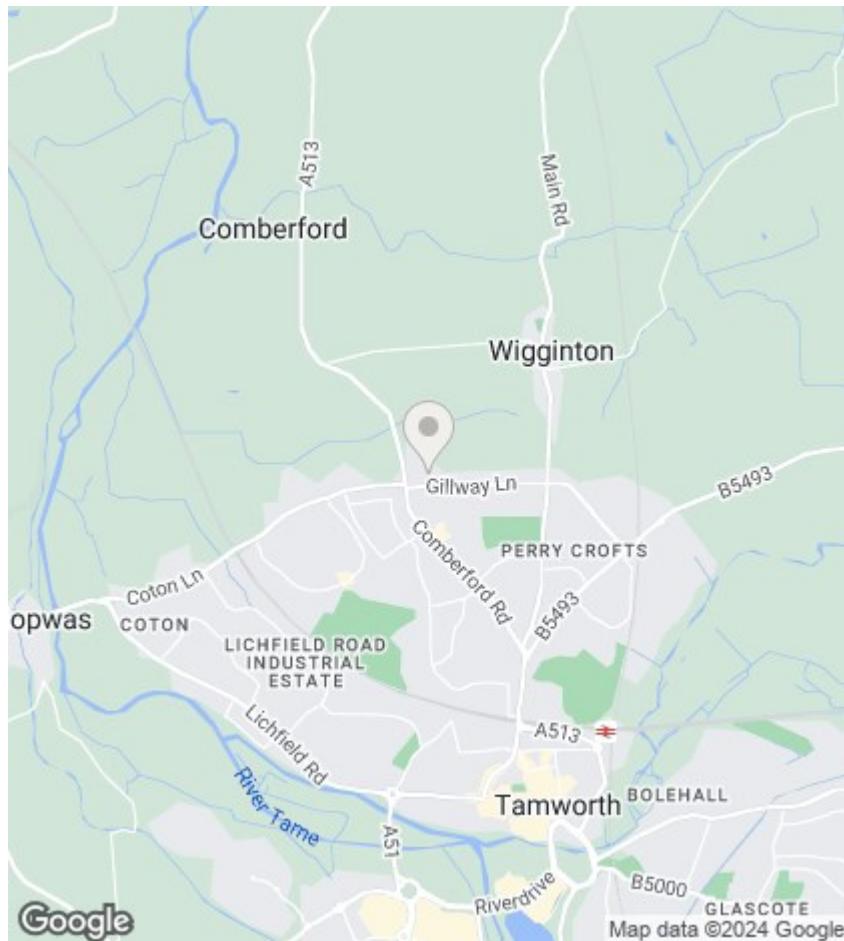
To the first floor there are three double bedrooms and a bathroom consisting of a bath with shower overhead, wash basin and a separate WC. All three bedrooms also have built in storage space. To the rear of the property there is a south facing garden with a patio area, lawn, mature shrubs, trees and fenced boundaries.



Council Tax Band: E







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

