

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Mill Crescent

Kingsbury, Tamworth, B78 2NN

£295,000



Council Tax: C



# 52 Mill Crescent

Kingsbury, Tamworth, B78 2NN

£295,000



## Frontage

Block paved driveway with parking for multiple vehicles.

## Lounge

17'2 x 11'8 (5.23m x 3.56m)

Carpeted flooring, radiator, feature fireplace, power points, double glazed window to side, double glazed window to rear and door to conservatory.

## Conservatory

18'1 x 10'7 (5.51m x 3.23m)

Wood effect laminate flooring, radiator, double doors to garden and wall lights.

## Kitchen

11 x 7'10 (3.35m x 2.39m)

Ceramic tiled flooring, double glazed window to rear, wall and base units, spotlights, built in oven and hob, tiled splashback, power points, stainless steel sink and drainer and radiator.

## Bedroom One

14'2 x 9'9 (4.32m x 2.97m)

Wood effect laminate flooring, fitted wardrobes, double glazed bay window to front, power points, radiator and ceiling light,

## Bedroom Two

11'8 x 8 (3.56m x 2.44m)

Carpeted flooring, double glazed bay window to front, radiator, ceiling light and power points.

## Shower Room

7'10 x 5'6 (2.39m x 1.68m)

Ceramic tiled flooring, walk in shower, low flush WC, double glazed window to side, part tiled walls, radiator, sink and vanity unit and ceiling light.

## Garden

Low maintenance with a paved patio area.

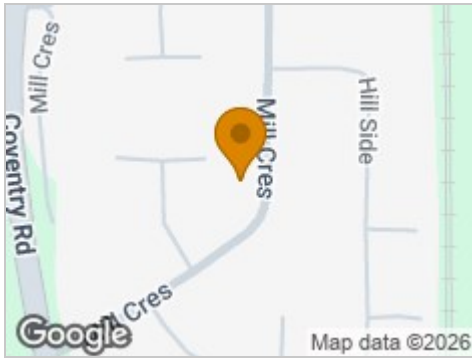
## Garage/Utility

11'9 x 7'10 (3.58m x 2.39m)

70/30 doors.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



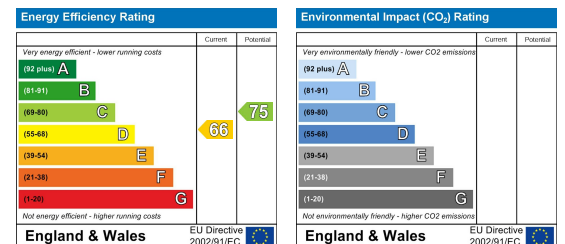
**Floor Plan**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

## Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.