

# HUNTERS®

HERE TO GET *you* THERE

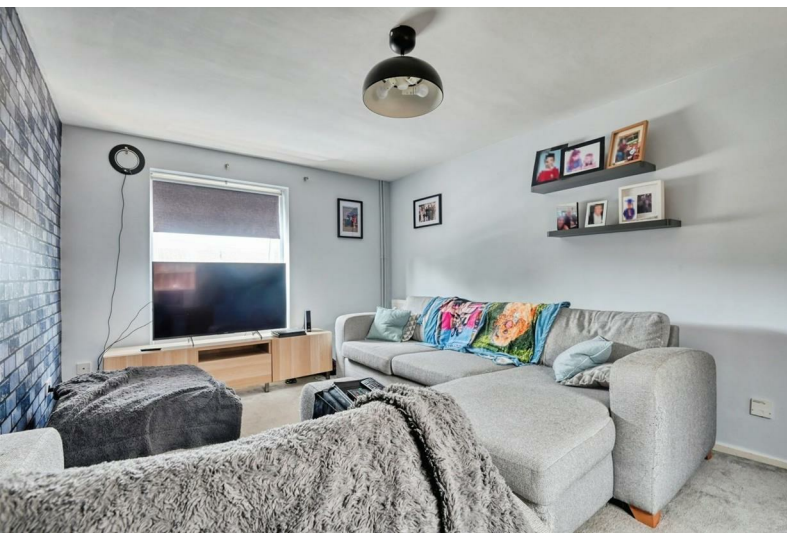


Ivatt

Tamworth, B77 2HG

Asking Price £190,000

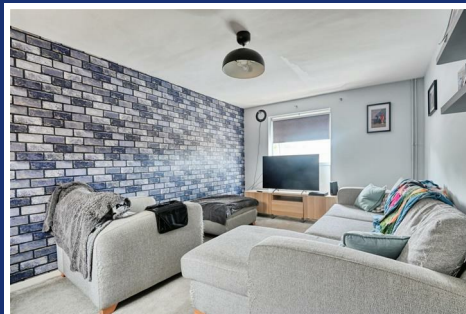
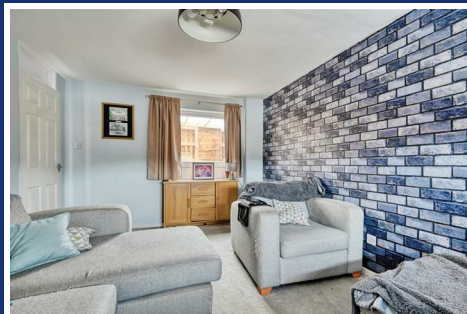
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# 36 Ivatt

Tamworth, B77 2HG

Asking Price £190,000



## Frontage

Low maintenance, parking for multiple vehicles.

## Lounge

15'9 x 10'3 (4.80m x 3.12m)

Carpeted flooring, double glazed window to front and rear, radiator, ceiling lights and power points.

## Kitchen

15'11 x 13'0 (4.85m x 3.96m)

Wood effect flooring, double glazed window to front and rear, wall and base units, plumbing for washing machine, stainless steel sink and drainer, integrated oven and hob, ceiling lights, power points and radiator.

## Downstairs WC

Wood effect flooring, low flush WC, radiator, sink and vanity unit, double glazed window, ceiling light.

## Bedroom 1

15'11 x 8'10 (4.85m x 2.69m)

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

## Bedroom 2

10'5 x 9'6 (3.18m x 2.90m)

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

## Bedroom 3

10'8 x 7'0 (3.25m x 2.13m)

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

## Bathroom

6'7 x 6'3 (2.01m x 1.91m)

Bath with shower over, low flush WC, double glazed window to the front, tiled walls, sink and ceiling light.

## Garage

16'5 x 10'6 (5.00m x 3.20m )

## Garden

Private enclosed, lawn area.





Road Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**  
Floor area 19.3 sq.m. (208 sq.ft.)

**First Floor**  
Floor area 43.3 sq.m. (467 sq.ft.)

**Second Floor**  
Floor area 43.3 sq.m. (467 sq.ft.)

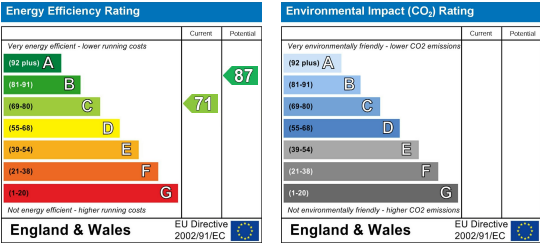
**Total floor area: 106.0 sq.m. (1,141 sq.ft.)**

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)

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.