

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Drayton Lane

Drayton Bassett, Tamworth, B78 3UA

Asking Price £300,000



Council Tax: C



# 1 Drayton Lane

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## Front

Driveway, lawn, mature borders

Decking area, lawn, mature borders

## Living Room

15'1" x 12'5" (4.60m x 3.78m)

Wood effect laminate flooring, double glazed window to front and side, log burner feature fireplace, radiator, power points

## Kitchen/ Living Room

24'6" x 12'5" (7.47m x 3.78m)

Wood effect laminate flooring, double glazed window to side, tiled splash back, wall and base units, stainless steel sink and drainer, integrated fridge freezer, integrated dishwasher, plumbing for washing machine and dryer, down lights

## Conservatory

11'3" x 8'11" (3.43m x 2.72m)

Tile effect vinyl flooring, double doors to garden, radiator

## Bedroom One

12' x 10'2" (3.66m x 3.10m)

Carpeted flooring, double glazed window to rear, radiator, power points

## Bedroom Two

12'1" x 9'7" (3.68m x 2.92m)

Carpeted flooring, double glazed window to front, radiator, power points

## Bathroom

8'8" x 8'2" (2.64m x 2.49m)

Ceramic tiled flooring, double glazed window to side, tiled walls, low flush WC, sink, bath with shower overhead, radiator

## Garden



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Total floor area: 93.4 sq.m. (1,005 sq.ft.)

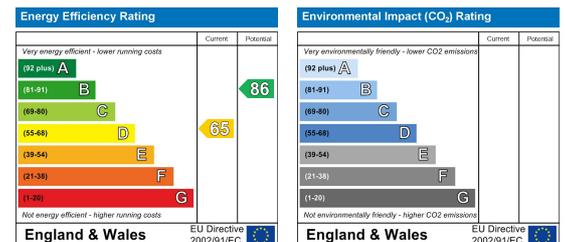
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## 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.