

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sherbrooke Avenue

Wilnecote, Tamworth, B77 5EJ

Asking Price £260,000



Council Tax: B



# 35 Sherbrooke Avenue

Wilnecote, Tamworth, B77 5EJ

Asking Price £260,000



## Frontage

Brick paved and parking for multiple vehicles.

## Dining Room

9'3 x 8'11 (2.82m x 2.72m )

Wood effect laminate flooring, double glazed window to front, ceiling light and power points.

## Lounge

15'6 x 12'1 (4.72m x 3.68m )

Carpeted flooring, ceiling light, wall lights, feature fire place, built in cupboards, radiator and power points.

## Kitchen

10'10 x 7'6 (3.30m x 2.29m )

Wood effect laminate flooring, double glazed window to rear, double glazed door to garden, wall and base units, plumbing for washing machine, led splash back, ceiling light and power points.

## Garden Room

9'0 x 6'8 (2.74m x 2.03m )

Wood effect laminate flooring, double glazed windows to rear, ceiling light, radiator and power points.

## Bedroom One

13'3 x 9'6 (4.04m x 2.90m)

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

## Bedroom Two

13'0 x 9'1 (3.96m x 2.77m )

Carpeted flooring, double glazed window to front, built in cupboards, radiator, ceiling light and power points.

## Bedroom Three

9'10 x 7'4 (3.00m x 2.24m )

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

## WC

Double glazed window to side and low flush WC.

## Shower Room

7'5 x 6'5 (2.26m x 1.96m )

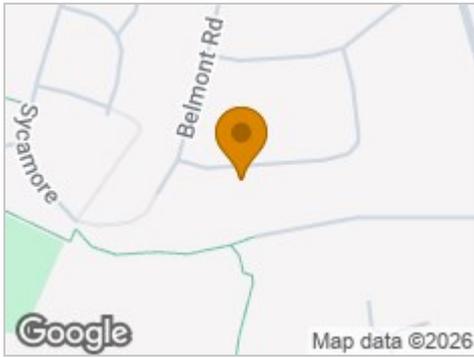
Vinyl flooring, double glazed window to rear, down lights, walk in shower, built in cupboards, sink and vanity unit and heated towel rail.

## Garden

Paved patio, decking, lawn and mature bushes.



## Road Map



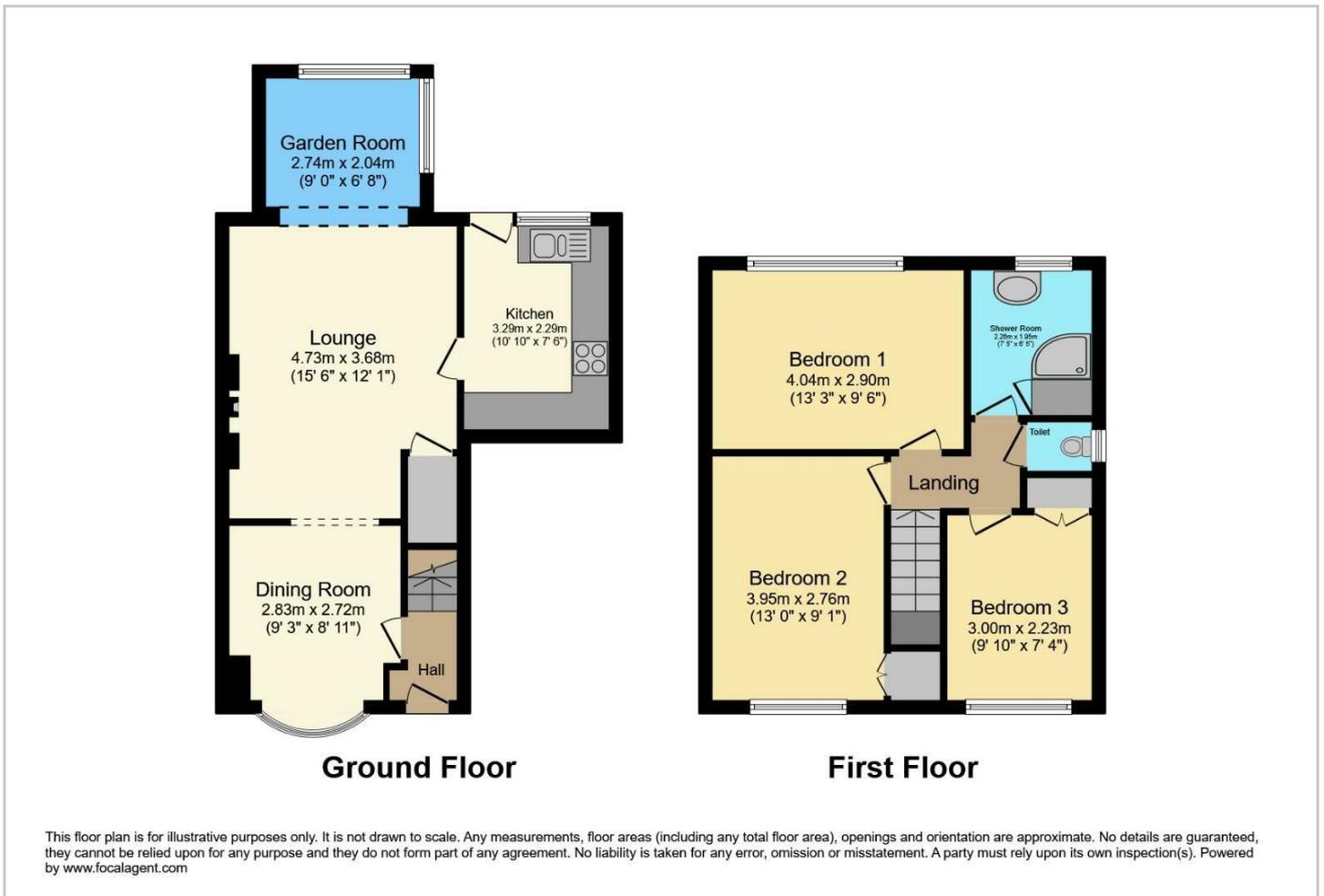
## Hybrid Map



## Terrain Map



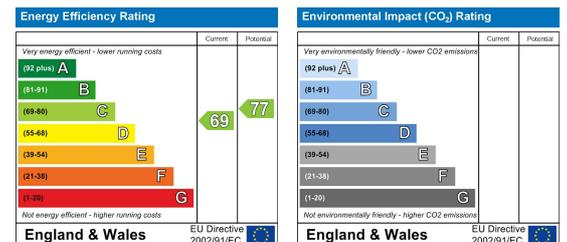
## Floor Plan



## 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.