

# HUNTERS®

HERE TO GET *you* THERE



## Waverton Avenue

Warton, Tamworth, B79 0HJ

£230,000



Council Tax: B



# 37 Waverton Avenue

Warton, Tamworth, B79 0HJ

£230,000



## Frontage

Open views and on road parking.

## Entrance Hallway

## WC

Carpeted flooring, low flush WC, hand wash basin, double glazed window to front and radiator.

## Lounge

21'7 x 11'3 (6.58m x 3.43m)

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

## Kitchen

11'9 x 7'5 (3.58m x 2.26m)

Tile effect vinyl flooring, wall and base units, built in oven and hob, tile splash back, double glazed window to rear, stainless steel sink and drainer, door to utility, power points, ceiling light and radiator.

## Utility

7 x 6 (2.13m x 1.83m)

Tile effect vinyl flooring, double glazed window to rear, ceiling light, radiator, power points and door to garden.

## Conservatory

9'7 x 7 (2.92m x 2.13m)

Carpeted flooring, door to garden, ceiling light and radiator.

## Bedroom One

11'5 x 10'9 (3.48m x 3.28m)

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

## Bedroom Two

11'5 x 10'6 (3.48m x 3.20m)

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

## Bedroom Three

9'9 x 7'6 (2.97m x 2.29m)

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

## Shower Room

Tile effect laminate flooring, walk in shower, sink and vanity unit, low flush WC, double glazed window to rear, heated towel rail and downlights.

## Garden

Patio area, lawn area, mature boarders and open views.



## Road Map



## Hybrid Map



## Terrain Map



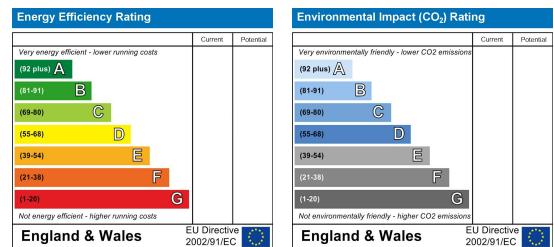
## Floor Plan



## 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.