

# HUNTERS®

HERE TO GET *you* THERE



## Rothay

Tamworth, B77 2NJ

£250,000



Council Tax: B



# 25 Rothay

Tamworth, B77 2NJ

£250,000



## Frontage

Lawn area and driveway to side.

## Lounge

15'8 x 15'7 (4.78m x 4.75m)

Carpeted flooring, double glazed bow window to front, wall lights, radiator and power points.

## Kitchen

15'8 x 12'8 (4.78m x 3.86m)

Wood effect laminate flooring, wall and base units, plumbing for washing machine, built in double oven and hob, under cupboard lighting, tiled splash back, radiator, power points, double glazed window to rear, stainless steel sink and drainer, breakfast island.

## Utility

7'7 x 7'6 (2.31m x 2.29m)

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

## Bedroom One

11'9 x 8'3 (3.58m x 2.51m)

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

## Bedroom Two

11'2 x 9'10 (3.40m x 3.00m)

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

## Bedroom Three

10'2 x 6'8 (3.10m x 2.03m)

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

## Bathroom

7 x 5'2 (2.13m x 1.57m)

Wood effect laminate flooring, low flush WC, walk in shower, sink and vanity unit, double glazed window to rear, radiator and ceiling light.

## Garage

Up and over door, power points and lighting.

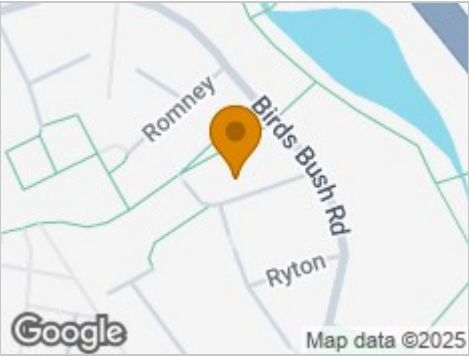
## Garden

Decking area, paved patio, low maintenance garden and wall lights.





Road Map



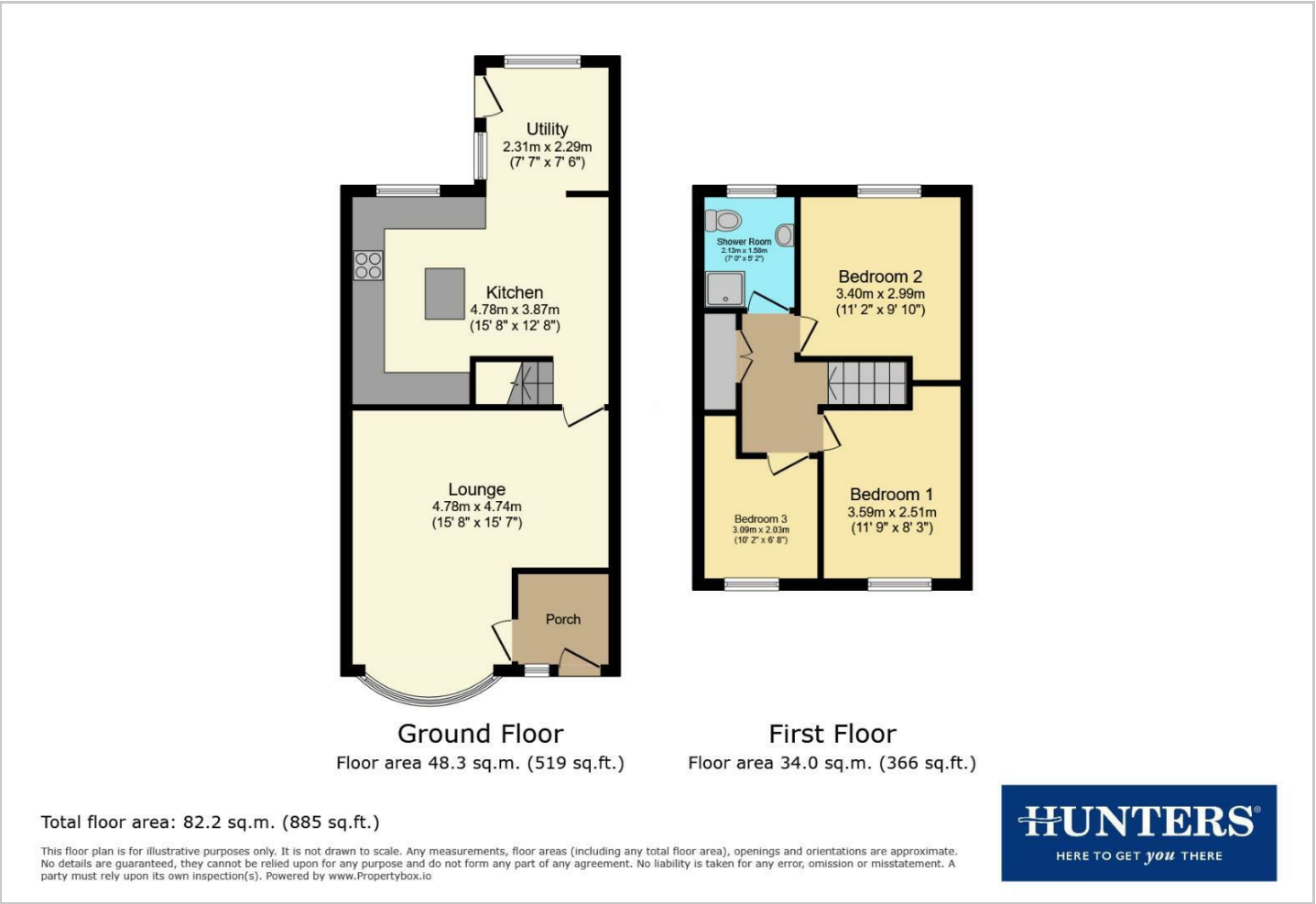
Hybrid Map



Terrain Map



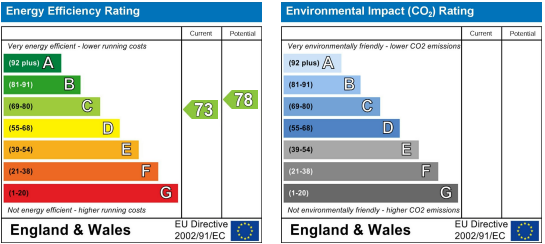
Floor Plan



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.