

# HUNTERS®

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**Palmerston Avenue**  
Wilnecote, Tamworth, B77 5FE

Asking Price £285,000



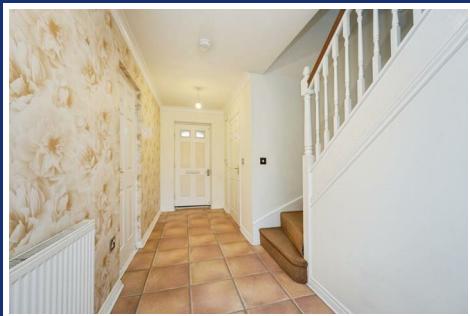
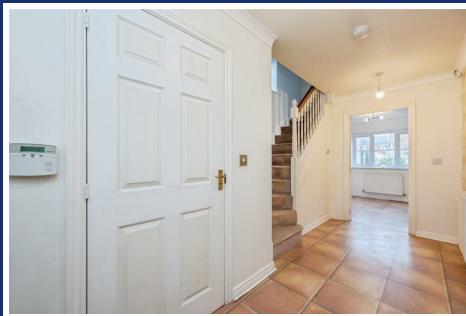
Council Tax: D



# 75 Palmerston Avenue

Wilnecote, Tamworth, B77 5FE

Asking Price £285,000



## Front

Tarmac Driveway

## Hall

Entrance door, ceramic tiled flooring, stairs to first floor, ceiling light, radiator, power points

## Kitchen/ Dining Room

16' 10" x 9' 11" (4.88m 3.05m " x 2.74m 3.35m)  
Double glazed window to rear, double glazed door to garden, ceramic tiled flooring, part tiled walls, wall and base units, built in oven and hob, plumbing for washing machine, extractor hood, stainless steel sink and drainer, built in cupboard, ceiling light, radiator, power points

## Living Room

16' 0" x 13' 0" (4.88m 0.00m x 3.96m 0.00m)  
Double glazed window to front, double glazed patio sliding door to balcony, carpeted flooring, electric storage heater, ceiling light, power points

## WC

Ceramic tiled flooring, low flush WC, hand wash basin, radiator, ceiling light, extractor fan

## Bedroom Two

11' 1" x 9' 2" (3.35m 0.30m x 2.74m 0.61m)  
Double glazed window to rear, built in wardrobes, 2x built in cupboard, carpeted flooring, ceiling light, radiator, power points

## En-Suite

4' 8" x 7' 10" (1.22m 2.44m x 2.13m 3.05m)  
Double glazed window to rear, ceramic tiled flooring, low flush WC, hand wash basin, walk in shower, radiator, ceiling light, extractor fan

## Bedroom One

16' 11" x 10' 2" (4.88m 3.35m x 3.05m 0.61m)  
2x Double glazed window to front, carpeted flooring, built in cupboard, electric storage heater, ceiling light, power points

## En-Suite

5' 2" x 4' 10" (1.52m 0.61m x 1.22m 3.05m)  
Ceramic tiled flooring, fully tiled walls, low flush WC, hand wash basin, walk in shower, spot lights, extractor fan

## Bedroom Three

11' 2" x 8' 11" (3.35m 0.61m x 2.44m 3.35m)  
Double glazed window to rear, carpeted flooring, ceiling light, radiator, power points

## Bedroom Four

7' 9" x 7' 8" (2.13m 2.74m x 2.13m 2.44m)  
Double glazed window to rear, carpeted flooring, ceiling light, radiator, power points

## Bathroom

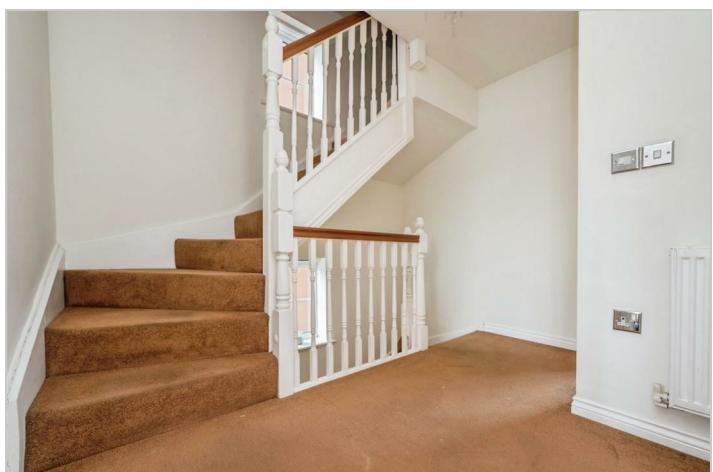
10' x 6' 2" (3.05m x 1.83m 0.61m)  
Ceramic tiled flooring, low flush WC, hand wash basin, bath with hand held shower, ceiling light, extractor fan

## Garage

16' x 7' 10" (4.88m x 2.13m 3.05m)  
Up and over door, pedestrian door to hallway

## Garden

Paved patio, lawn



## Road Map



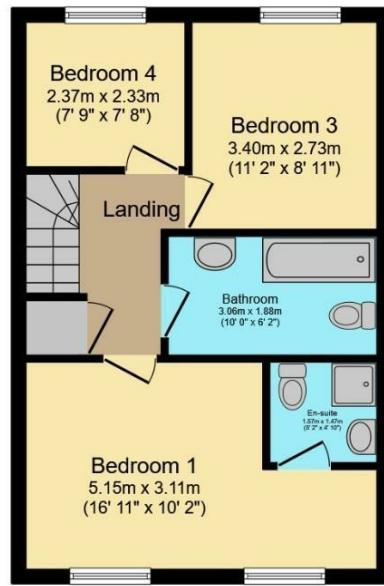
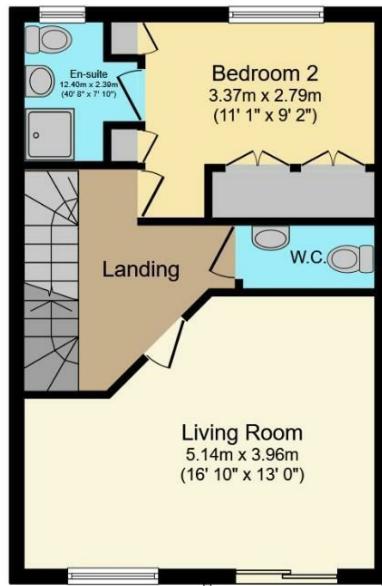
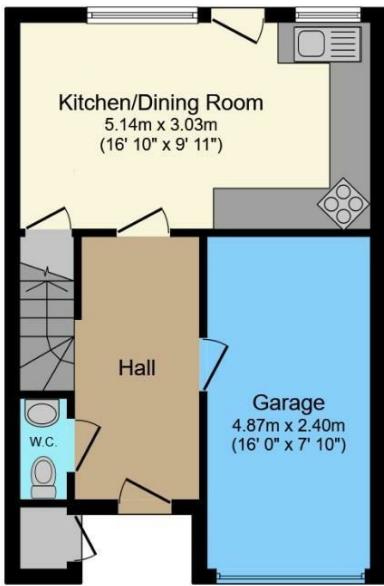
## Hybrid Map



## Terrain Map



## Floor Plan

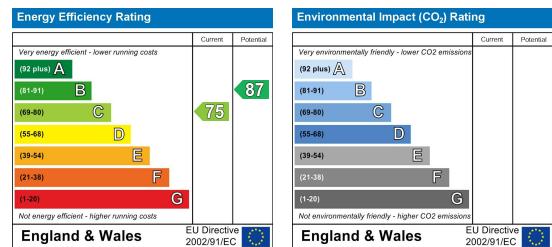


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

## 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.