

# HUNTERS®

HERE TO GET *you* THERE



**Tom Williams Way**

Tamworth, B77 1GR

£120,000

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Council Tax: B



# 46 Tom Williams Way

Tamworth, B77 1GR

£120,000



## Lounge

16'5 x 10'5 (5.00m x 3.18m)

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

## Kitchen

6'5 x 9'10 (1.96m x 3.00m)

Tile effect flooring, wall and base units, stainless steel sink and drainer, integrated oven and hob, plumbing for washing machine, ceiling light and double glazed window to front.

## Bedroom

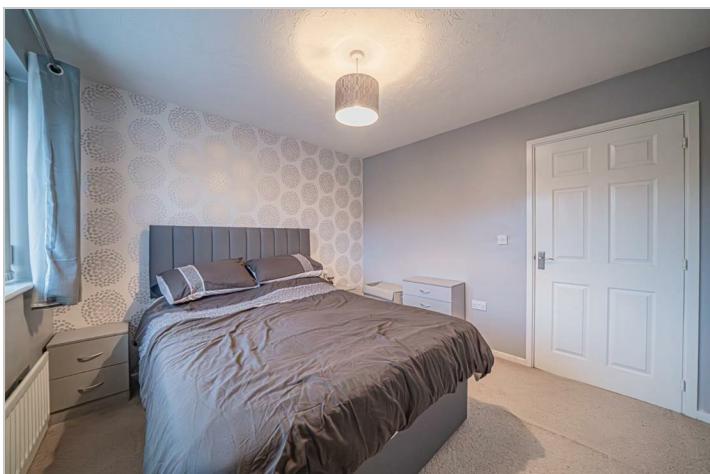
10'4 x 10'2 (3.15m x 3.10m)

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

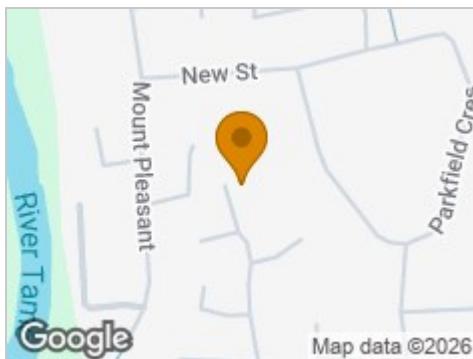
## Bathroom

7'5 x 6'2 (2.26m x 1.88m)

Tile effect flooring, bath with shower over, low flush WC, sink and vanity unit, part tiled walls, ceiling light, heated towel rail and double glazed window to rear.



## Road Map



## Hybrid Map

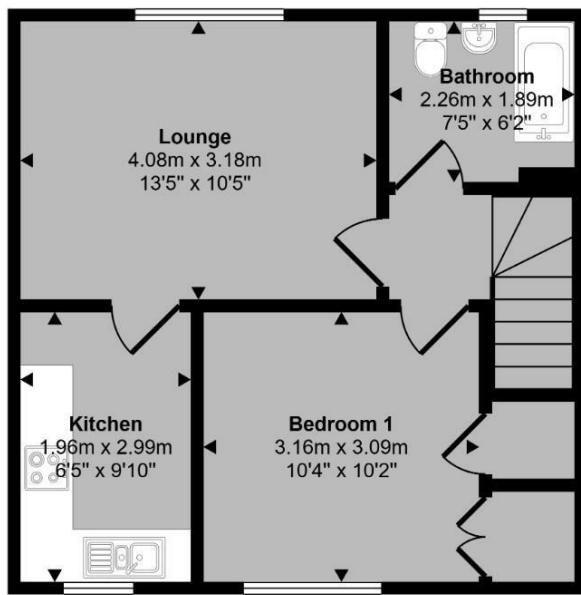


## Terrain Map



## Floor Plan

Approx Gross Internal Area  
41 sq m / 442 sq ft



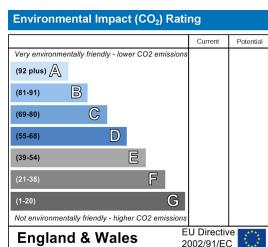
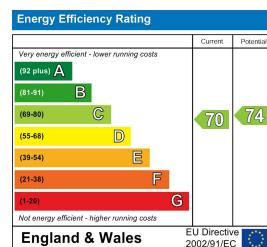
First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.