

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Grazier Avenue

Tamworth, B77 1GP

£56,250

 3  1  null  C

Council Tax: B



# 38 Grazier Avenue

Tamworth, B77 1GP

£56,250



## Frontage

Parking Bay.

## Kitchen

11' x 7' (3.35m x 2.13m)

Wall and base units, stainless steel sink and drainer, double glazed window to front, tile splash back, ceiling light, power points and radiator.

## WC

7'10 x 3'3 (2.39m x 0.99m)

Sink and vanity unit, low flush WC, radiator, tile splash back, ceiling light and double glazed window to front.

## Lounge

14'5 x 14'5 (4.39m x 4.39m)

Double glazed window to rear, doors to garden, built in cupboard, power points, ceiling light and radiator.

## Principal Bedroom

12'4 x 9'3 (3.76m x 2.82m)

Built in wardrobes, radiator, double glazed window to front, power points and ceiling light.

## Bedroom Two

7'3 x 9'8 (2.21m x 2.95m)

Double glazed window to rear, power points, ceiling light and radiator.

## Bedroom Three

6'10 x 6'3 (2.08m x 1.91m)

Double glazed window to rear, power points, ceiling light and radiator.

## Bathroom

7'3 x 6'3 (2.21m x 1.91m)

Bath with shower over, sink, low flush WC, wood effect laminate flooring, part tiled walls, double glazed window to side, radiator, ceiling light and extractor fan.

## Garden

Paved patio, lawn and mature borders.



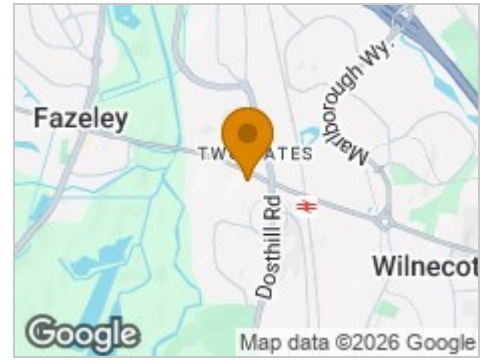
## Road Map



## Hybrid Map



## Terrain Map



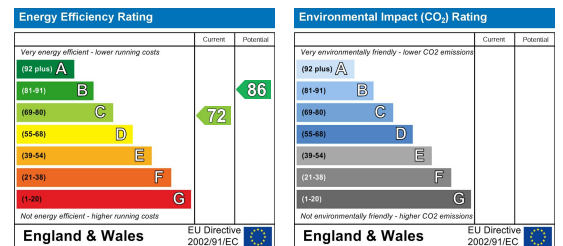
## Floor Plan



## 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.