



**HUNTERS®**

HERE TO GET *you* THERE

**8 Katrine Court, Lowes Drive, Tamworth, B77 2TF**

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**£150,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE with NO ONWARD CHAIN this charming, well presented, two bedroom apartment with modern interior located on the popular Marlborough Way estate in Belgrave, Tamworth.

This property benefits from being in close proximity to amenities, local transport links and supermarkets. With the A5 and M42 in close distance, this property is perfect for commuters! This property is also a brilliant opportunity for first time buyers!

In brief, this property comprises; An entrance hall, open plan kitchen and lounge, two spacious double bedrooms and a spacious family bathroom. The property comes with an allocated parking space.



**Approximate Floor Area**  
**701 sq. ft.**  
**(65.1 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Open plan Living Room and Kitchen**

22'7" x 14'7"  
Wood effect flooring, double glazed window to front and rear, wall and base units, tiled splash back, stainless steel sink and drainer, built in oven and hob, integrated washing machine/dryer, radiator, power points

**Bedroom 1**

13'7" x 11'9"  
Carpeted flooring, double glazed window to front, radiator, power points

**Bedroom 2**

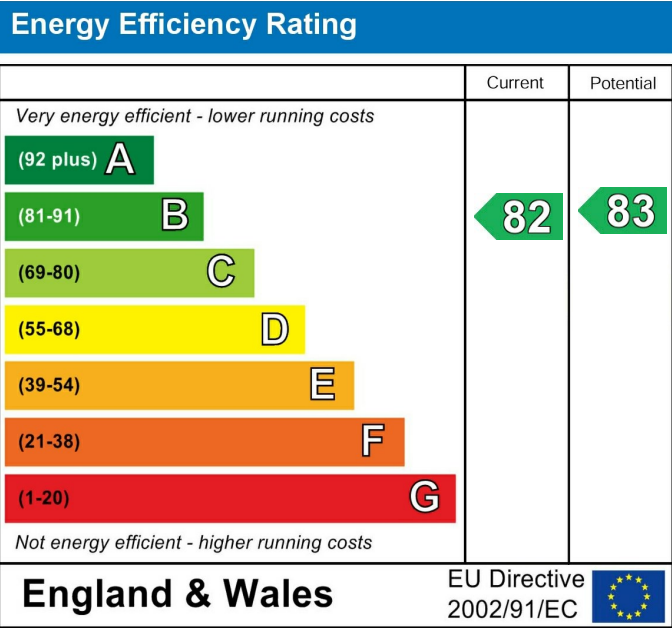
12'8" x 6'4"  
Carpeted flooring, double glazed window to rear, radiator, power points

**Bathroom**

9'2" x 6'10"  
Wood effect vinyl flooring, double glazed window to rear, part tiled walls, walk in shower, bath, low flush WC, wash hand basin, radiator, extractor fan.

**Parking**

one allocated parking space



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. 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.







