



HUNTERS®

HERE TO GET *you* THERE

44 Lyon Drive, Tamworth, B77 2TJ

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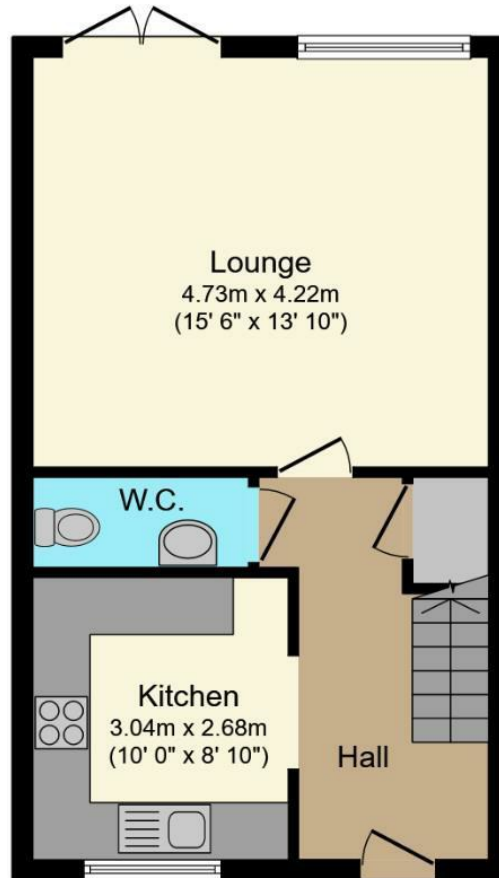
Asking Price £55,000

THIS PROPERTY IS SHARED OWNERSHIP * FOR SALE IS 25% OF THE FULL PROPERTY VALUE WHICH IS £55,000 *

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this well presented, spacious, three bedroom, modern interior, end terrace property located on the popular Marlborough Way estate in Belgrave, Tamworth.

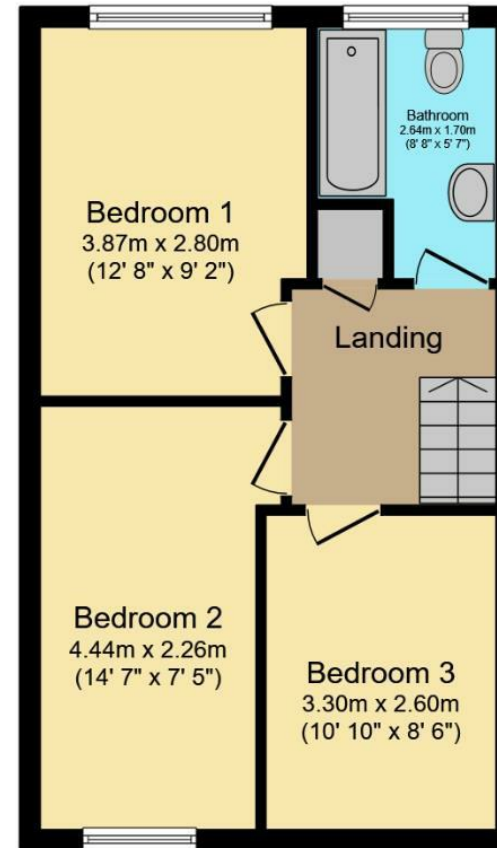
This property benefits from being in close proximity to amenities, local transport links and supermarkets. With the A5 and M42 in close distance, this property is perfect for commuters! This property falls in the catchment area for both primary and secondary schools, making this the perfect property for families looking for their new home!

In brief, this property comprises; An entrance hall, kitchen, downstairs WC, lounge, three bedrooms and a family bathroom. To the front of the property is a paved pathway and driveway to the side with extra allocated parking is to the rear. To the rear is an enclosed garden with a paved patio and lawn area!



Ground Floor

Floor area 40.2 sq.m. (432 sq.ft.)

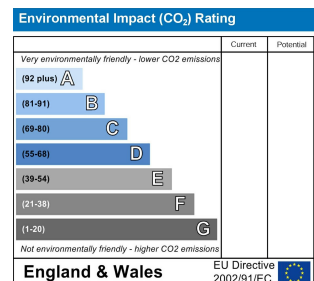
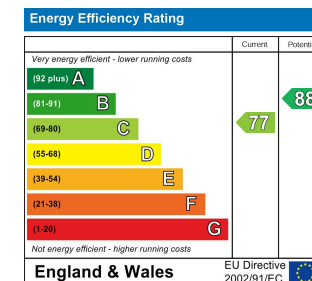


First Floor

Floor area 40.2 sq.m. (432 sq.ft.)

Total floor area: 80.3 sq.m. (865 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Entrance

Double glazed window to side, wood effect flooring, stairs to first floor, under stairs cupboard, ceiling light, radiator, power points

Kitchen

10' x 8'10"
Double glazed window to front, tile effect vinyl flooring, wall and base units, built in oven and hob, dink and drainer, spot lights, radiator, power points

Downstairs WC

Tile effect flooring, low flush WC, sink, ceiling light, radiator

Lounge

15'6" x 13'10"
Double glazed window to rear, double glazed double patio doors to garden, carpeted flooring, ceiling light, radiator, power points

Bedroom One

12'8" x 9'2"
Double glazed window to rear, carpeted flooring, ceiling light, radiator, power points

Bedroom Two

14'7" x 7'5"
Double glazed window to front, carpeted flooring, ceiling light, radiator, power points

Bedroom Three

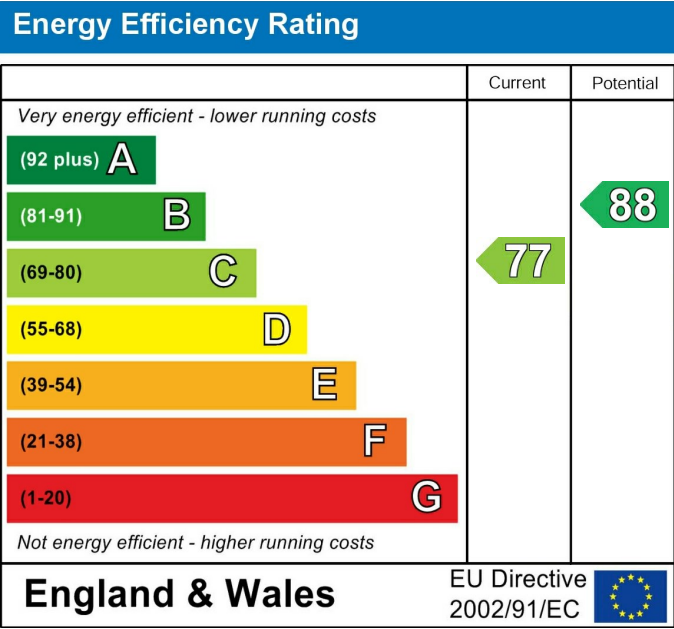
10'10" x 8'6"
Double glazed window to front, carpeted flooring, built-in cupboard, storage cupboard, ceiling light, radiator, power points

Bathroom

8'8" x 5'7"
Double glazed window to rear, tile effect vinyl flooring, low flush WC, sink and vanity unit, bath with shower overhead, spot lights, radiator

Garden

Private and enclosed garden with a paved patio and lawn area.



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.



