

# HUNTERS®

HERE TO GET *you* THERE



## Wigford Road

Dosthill, Tamworth, B77 1LZ

£385,000



Council Tax: E



# 3 Wigford Road

Dosthill, Tamworth, B77 1LZ

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## Porch

8' x 3' (2.44m x 0.91m)

## Entrance Hall

13'9" x 5' (4.19m x 1.52m)

## Downstairs Shower Room

7'6" x 4'4" (2.29m x 1.32m)

Double glazed window to front, full height wall tiling, walk-in shower, wash hand basin within vanity unit, low flush W.C, heated towel rail.

## Living Room

17'10" x 14' (maximum) (5.44m x 4.27m (maximum))

Double doors leading to conservatory, double glazed windows to rear, wood effect laminate flooring, power points, radiator, wall lights.

## Kitchen/Breakfast Room

24'2" x 8'10" (7.37m x 2.69m)

Double glazed windows to front and rear, ceramic tiled flooring to kitchen, a range of modern, stylish wall and base units with Oak work surfaces, built-in oven and hob, stainless steel sink and drainer, ceiling downlights, power points. The breakfast room benefits from wood effect laminate flooring, ceiling light, power points, radiator.

## Utility

9'6" x 4'5" (2.90m x 1.35m)

External door to front, ceramic tiled flooring, wall and base units, stainless steel sink and drainer, tiled splash backs, radiator, power points.

## Downstairs Office Space

13'2" x 4'5" (4.01m x 1.35m)

Double glazed door leading to rear garden, ceiling downlights, radiator, power points.

## Conservatory

17'6" x 7'5" (5.33m x 2.26m)

Double doors leading to rear garden with double glazed windows to all sides, wood effect vinyl flooring, power points.

## Double Integral Garage

22' x 16' (6.71m x 4.88m)

## Bedroom One

12' x 10' (3.66m x 3.05m)

Double glazed windows to the rear, wood effect laminate flooring, ceiling light, power points, radiator.

## Bedroom Two

15' x 9' (4.57m x 2.74m)

Double glazed windows to rear, wood effect laminate flooring, ceiling light, power points, radiator.

## Bedroom Three

10'10" x 8'10" (3.30m x 2.69m)

Double glazed windows to front, wood effect laminate flooring, ceiling light, power points, radiator.

## Family Bathroom

9'9" x 7'8" (2.97m x 2.34m)

Double glazed windows to front, tiled walls, bath, low flush W.C, heated towel rail, wash hand basin within vanity unit, ceiling light.

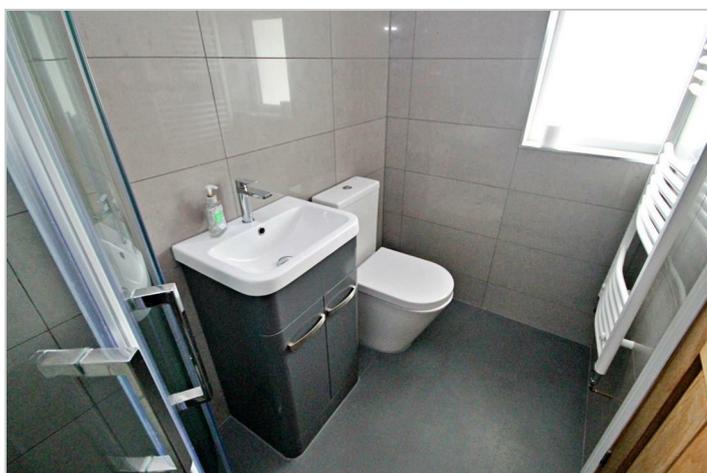
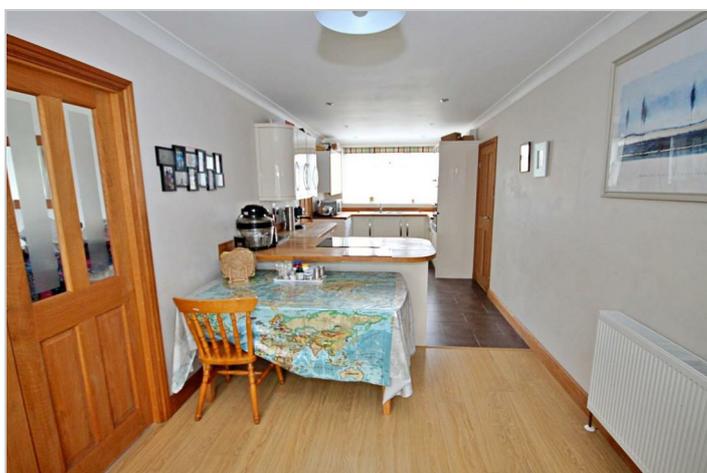
## Rear Garden

Beautiful views over open countryside, paved patio area leading to a long lawn with pathway through with mature trees and shrubs to the borders.

Tel: 01827 66277

## Frontage

Large tarmacked driveway with a lawned area to the side and access to double garage.



## Road Map



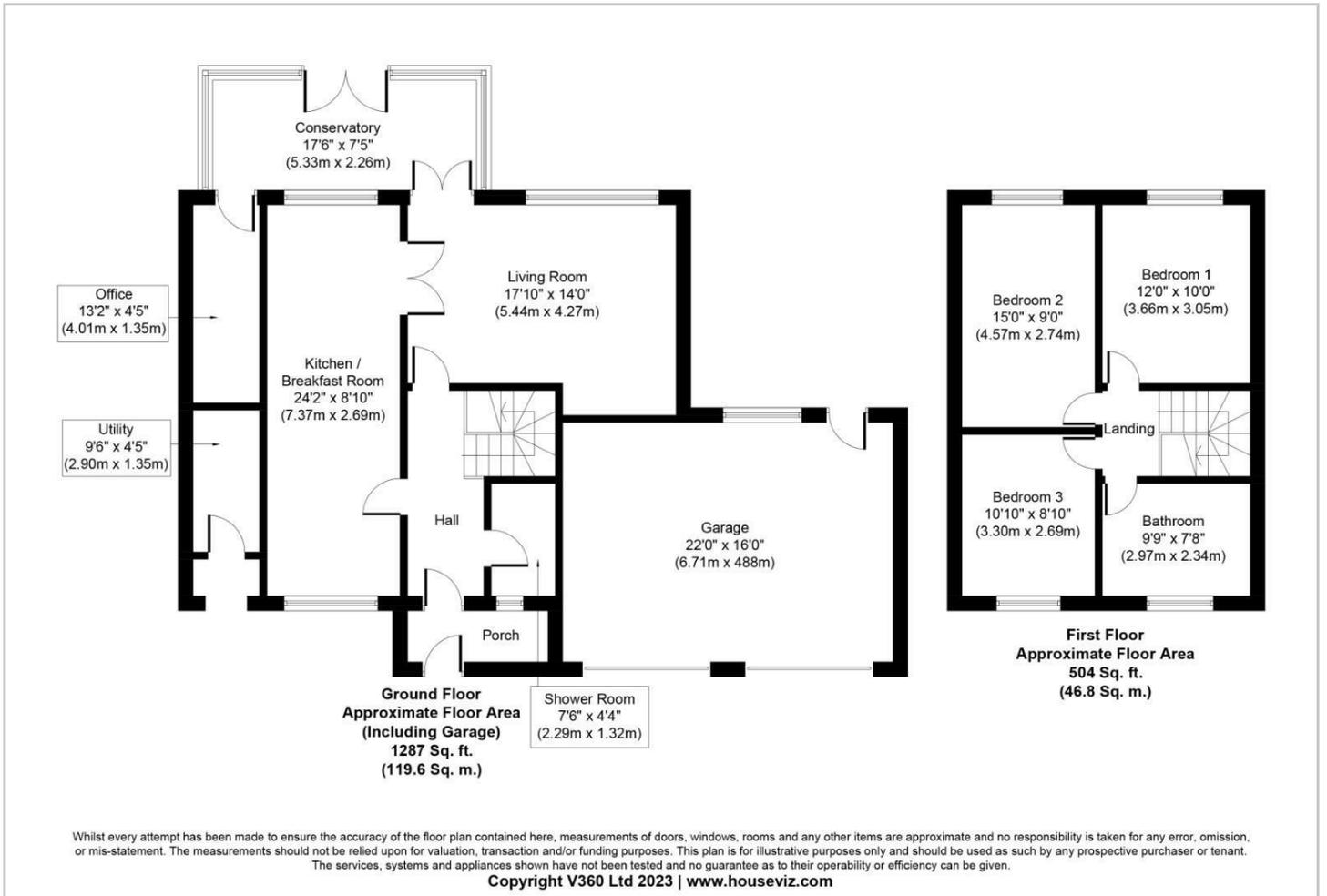
## Hybrid Map



## Terrain Map



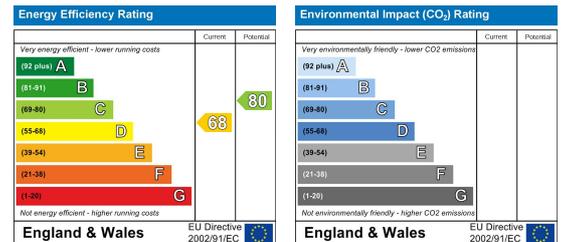
## Floor Plan



## 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.