

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Manor Lane

Harlaston, Tamworth, B79 9JS

Offers Over £310,000

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Council Tax: D



# 13 Manor Lane

Harlaston, Tamworth, B79 9JS

Offers Over £310,000



## Frontage

Parking for multiple vehicles, paved patio and stone area.

## Porch

Double glazed windows to side and tiled effect vinyl flooring.

## Dining Room

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

## Lounge

18'10 x 11'11 (5.74m x 3.63m)

Carpeted flooring, double glazed window to front, double patio doors to garden, radiator, power point, log burner, ceiling light and wall lights.

## Kitchen

15'3 x 11'2 (4.65m x 3.40m)

Tiled effect vinyl flooring, double glazed window to rear, door to garden, stainless steel sink and drainer, wall and base units, built in oven and hob, extractor fan and ceiling lights.

## Bedroom One

13'3 x 11'6 (4.04m x 3.51m)

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

## Bedroom Two

9'8 x 9'7 (2.95m x 2.92m)

Carpeted flooring, double glazed window to rear and side, built in wardrobes, radiator, power points and ceiling light.

## Bedroom Three

9'11 x 6'11 (3.02m x 2.11m)

Carpeted flooring, double glazed window to front, built in wardrobes, radiator, power points and ceiling light.

## Bathroom

6'9 x 6'3 (2.06m x 1.91m )

Tiled effect vinyl flooring, double glazed window to front and side, low flush WC, sink, bath, shower overhead, built in cupboard and ceiling light.

## Garden

Paved patio and lawn area.



## Road Map



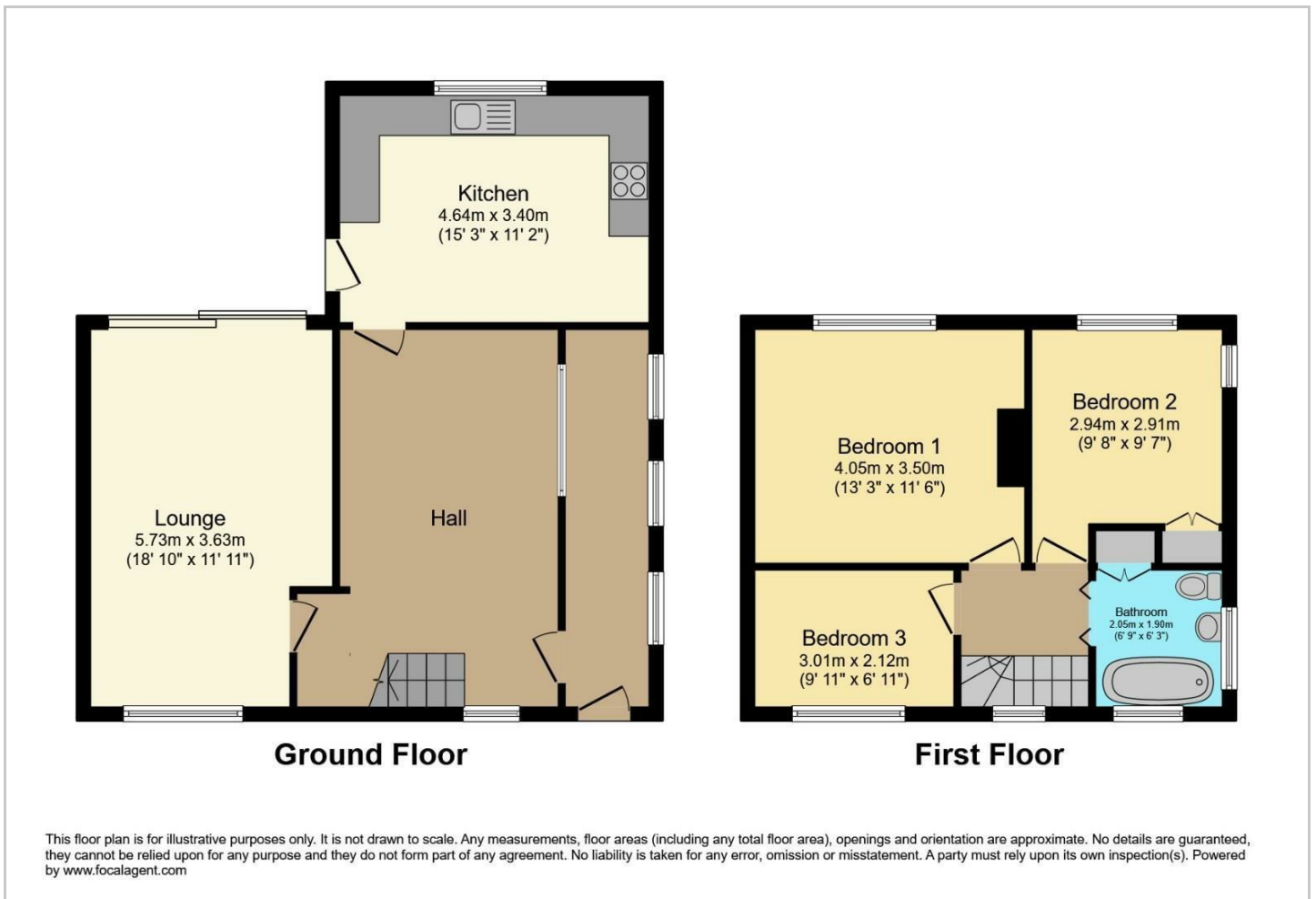
## Hybrid Map



## Terrain Map



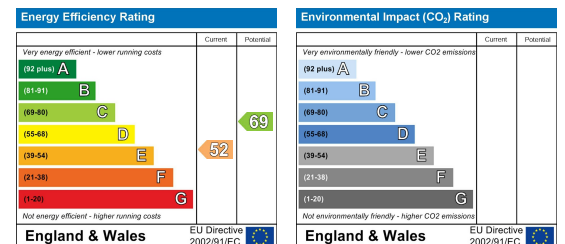
## Floor Plan



## 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.