



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**6 Colbourne Road, Tamworth, Staffordshire, B78 3JU**



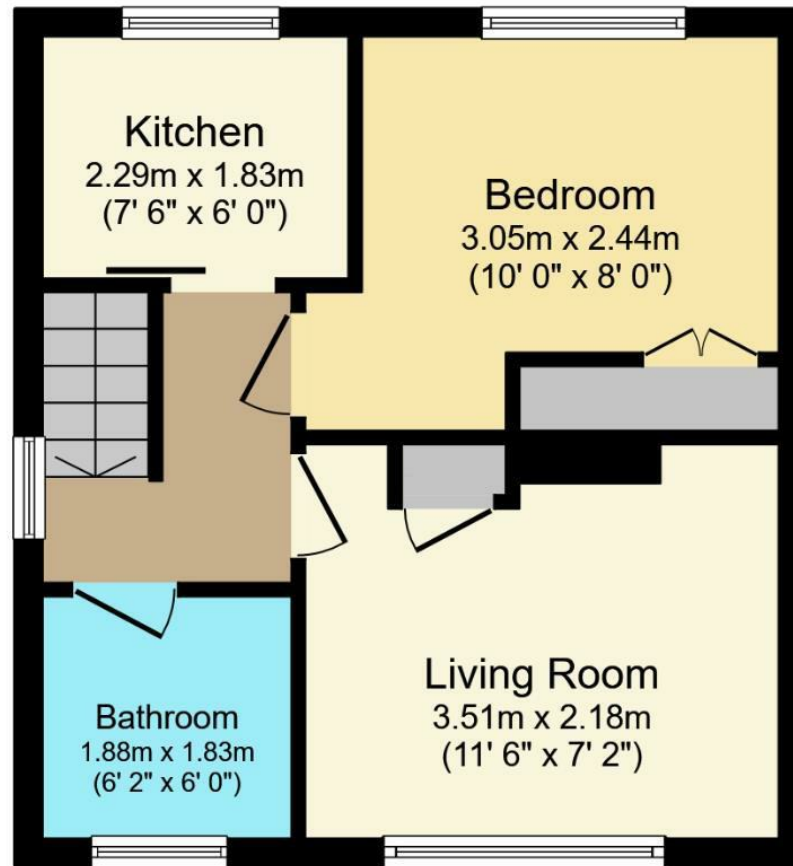
6 Colbourne Road, Tamworth, Staffordshire, B78 3JU

**Asking Price £110,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming, one bedroom, spacious, first floor maisonette located in the popular Fazeley area.

This property benefits from being in close proximity to Ventura Retail Park, Transport links which include access to Tamworth town centre and Tamworth train station, and local shops and amenities. This property is a short distance away from Tameside Local Nature reserve, making this the perfect property for those that like to walk in nature.

In brief, this property comprises; An entrance hall, kitchen, bedroom, living room and bathroom.



**First Floor**  
 Floor area 33.6 sq.m. (362 sq.ft.)

Total floor area: 33.6 sq.m. (362 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](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Driveway**

**Kitchen**

7'6" x 6'  
Ceramic tiled flooring, double glazed window to front, tiled splash back, wall and base units, stainless steel sink and drainer, built in oven and hob, radiator

**Bedroom**

10' x 8'  
Carpeted flooring, double glazed window to front, built in cupboard, radiator, power points

**Living Room**

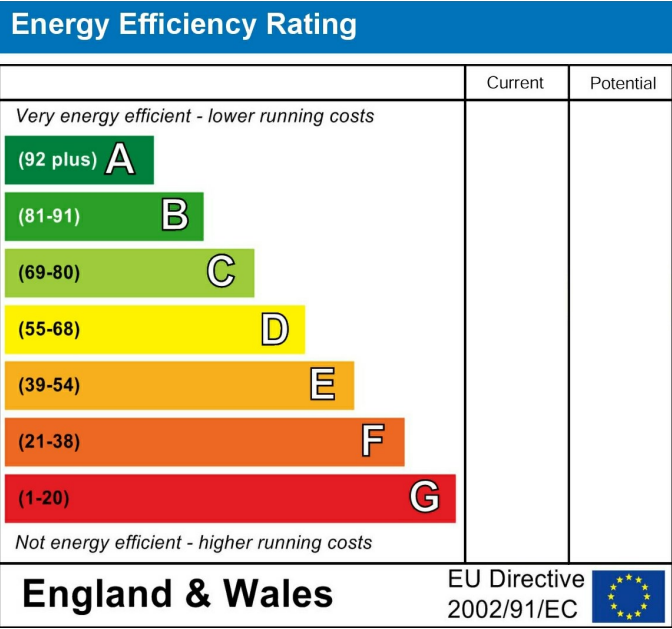
11'6" x 7'2"  
Carpeted flooring, double glazed window to rear, built in cupboard, ceiling light, radiator, power points

**Bathroom**

6'2" x 6'  
Ceramic tiled flooring, double glazed window to rear, part tiled walls, low flush WC, sink, bath with shower overhead

**Rear Garden**

Enclosed



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.



