

# HUNTERS®

HERE TO GET *you* THERE



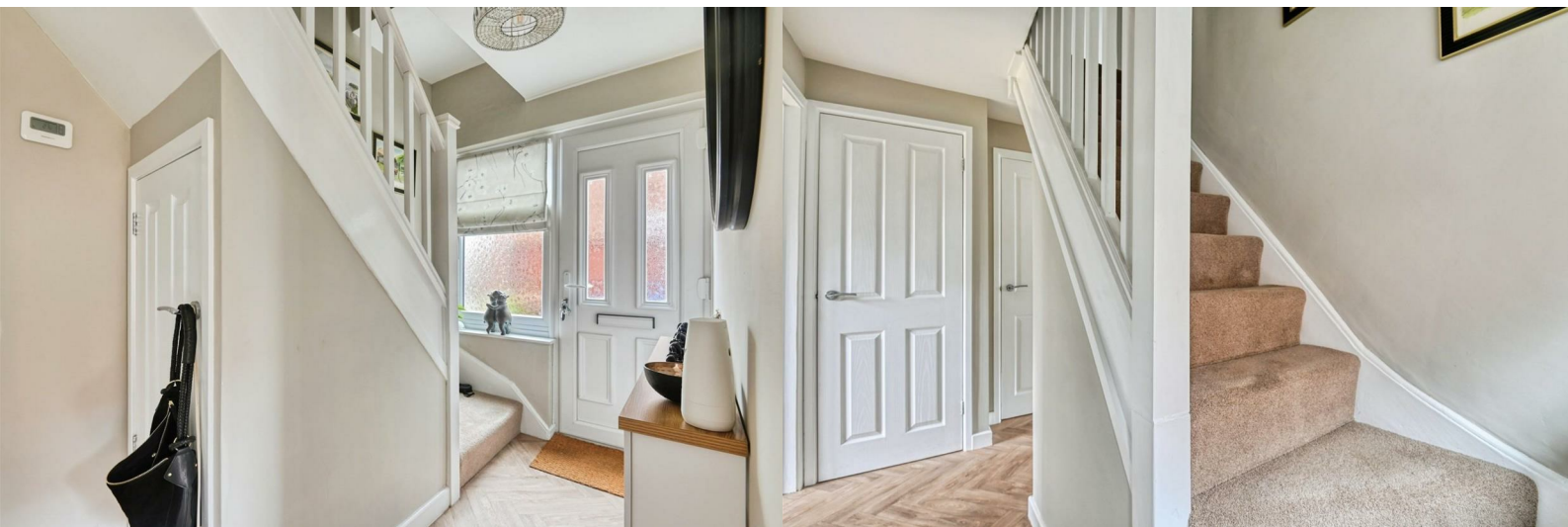
## Drayton Lane

Drayton Bassett, Tamworth, B78 3UA

Asking Price £275,000



Council Tax: C



# 23 Drayton Lane

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## Frontage

Tarmac driveway with parking for multiple vehicles.

Landscaped private enclosed rear garden with a paved patio.

## Entrance Hallway

Herringbone effect vinyl flooring, stairs to first floor, under stairs cupboard, radiator, ceiling light and two storage cupboards.

## Lounge

15' x 11'10" (4.57m x 3.61m)

Herringbone effect vinyl flooring, double glazed window to front and side, ceiling light, radiator, power points, feature fireplace with an open log burner.

## Kitchen

11'10" x 6'8" (3.61m x 2.03m)

Herringbone effect vinyl flooring, wall and base units, radiator, ceiling light, power points, patio doors to garden, built in oven and hob, stainless steel sink and drainer, integrated dishwasher and double glazed window to rear.

## Bedroom One

11'10" x 9'6" (3.61m x 2.90m)

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

## Bedroom Two

11'10" x 9'10" (3.61m x 3.00m)

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

## Bathroom

8'6" x 4'11" (2.59m x 1.50m)

Wood effect vinyl flooring, walk in shower, heated towel rail, low flush WC, sink, double glazed window to side and ceiling light.

## Garden

Tel: 01827 66277





Road Map



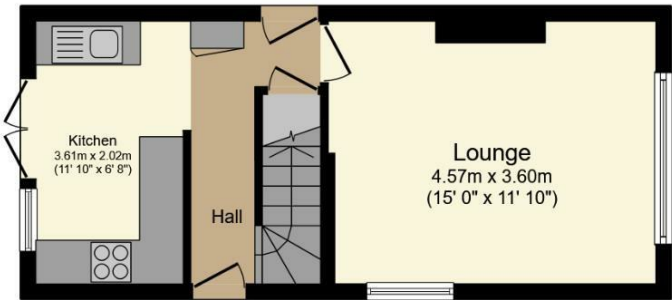
Hybrid Map



Terrain Map

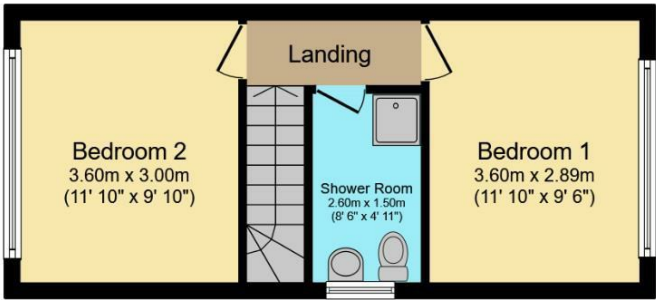


Floor Plan



Ground Floor

Floor area 30.4 sq.m. (327 sq.ft.)



First Floor

Floor area 30.6 sq.m. (329 sq.ft.)

Total floor area: 60.9 sq.m. (656 sq.ft.)

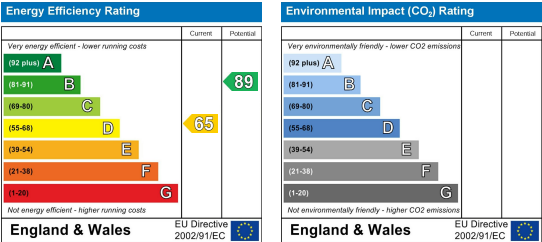
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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)



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.