



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**37 Castlehall, Tamworth, B77 2EJ**

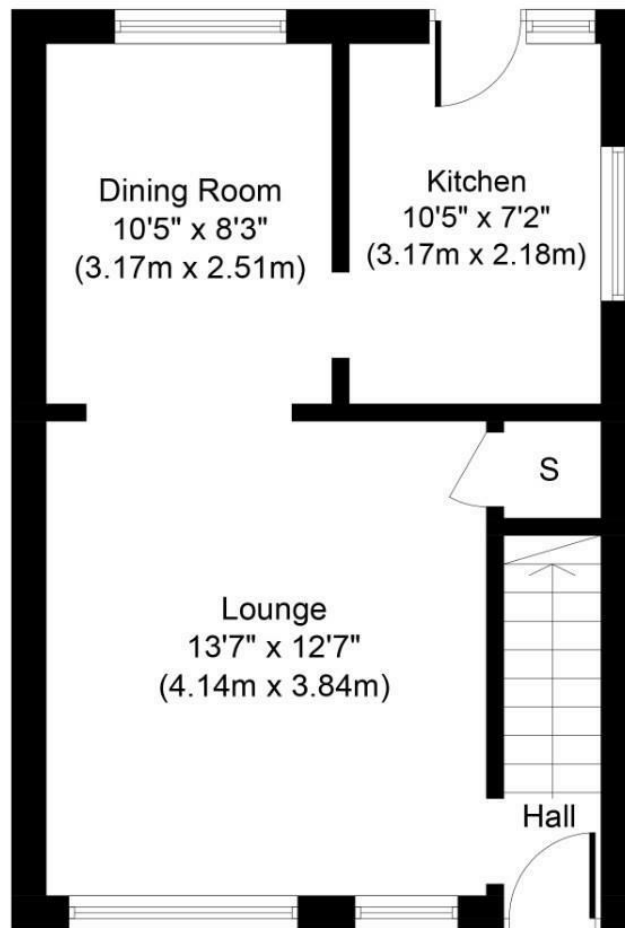
37 Castlehall, Tamworth, B77 2EJ

**Asking Price £230,000**

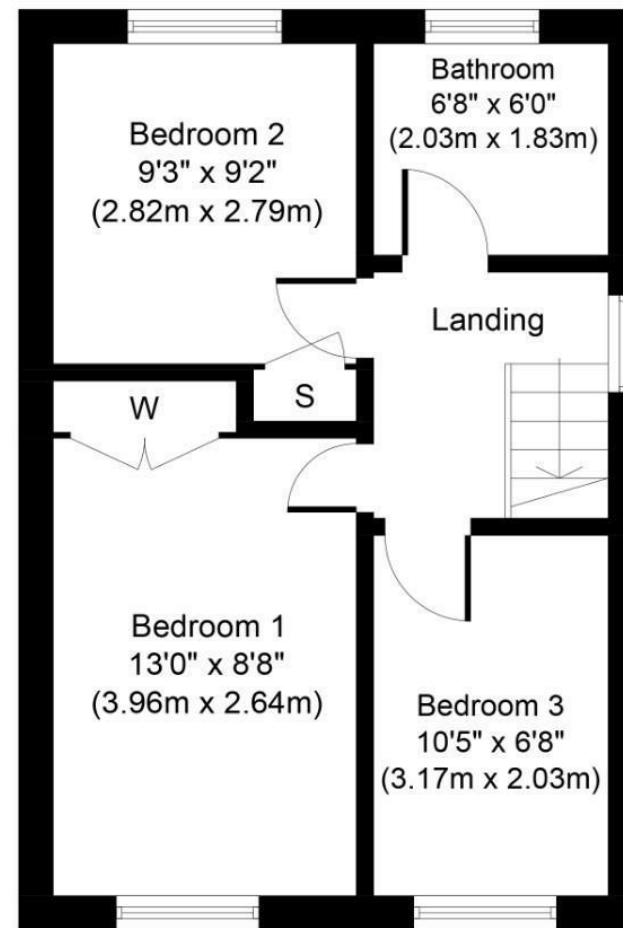
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this well presented, three bedroom, semi detached family home located in Glascote. This property benefits from being in close proximity to local shops, amenities and transport links including access to Tamworth town centre via bus route and the M42/A5 roads. This property offers an abundance of space for growing families with the added benefit of being in close proximity to both primary and secondary schools as well as only a few minutes drive from motorway links.

In brief, this property comprises; An entrance hall, lounge, dining room, kitchen, three bedrooms and a family bathroom. To the front is a driveway and lawn area. To the rear is an enclosed paved patio garden.





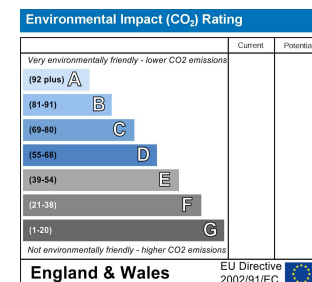
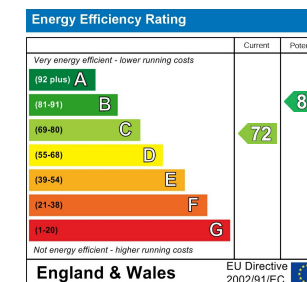
**Ground Floor**  
**Approximate Floor Area**  
**389 Sq. ft.**  
**(36.1 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**389 Sq. ft.**  
**(36.1 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Lounge**

12'7 x 13'7

Carpet, double glazed window to front, ceiling light, power points, radiator

**Dining Room**

8'3 x 10'5

wood effect laminate flooring, double glazed window to rear, ceiling light, power point, radiator

**Kitchen**

7'2 x 10'5

double glazed window to rear, door to garden, plumbing for washing machine, wall and base units, stainless steel sink and drainer, ceiling light, power point, tiled splash back

**Bedroom One**

8'8 x 13'

Exposed oak flooring, radiator, double glazed window to front, built in wardrobe

**Bedroom Two**

9'3 x 9'2

double glazed window to rear, ceiling light, power point, radiator

**Bedroom Three**

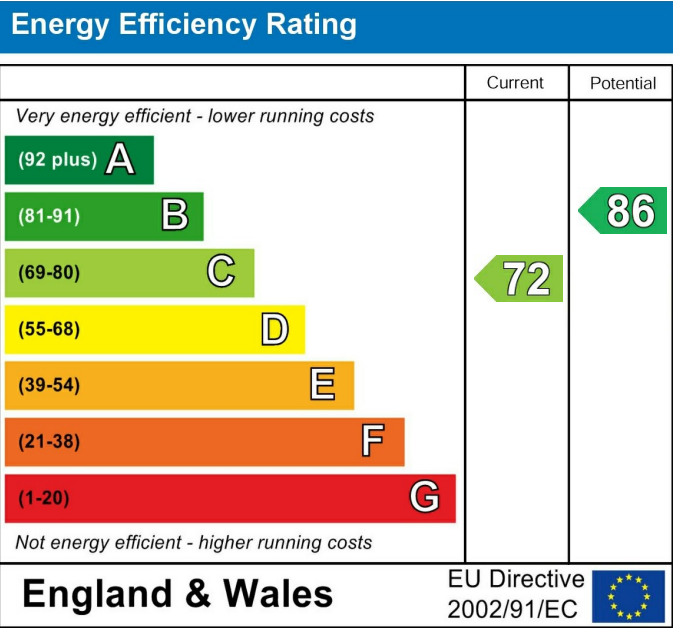
6'8 x 10'5

exposed oak boards, double glazed window to rear, ceiling light, power point, radiator

**Bathroom**

6'7 x 6

tile effect laminate flooring, low flush wc, sink, double glazed window to rear, heated towel rail, bath and shower overhead, part tiled walls, ceiling light



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.



