

# HUNTERS®

HERE TO GET *you* THERE



## Manor Lane

Comberford, Tamworth, B79 9BG

Auction Guide £360,000



Council Tax: F



# Lodge Cottage Manor Lane

Comberford, Tamworth, B79 9BG

Auction Guide £360,000



## Lounge

12'10" x 12' (3.91m x 3.66m)

Herringbone wood effect ceramic tiled flooring, feature brick fireplace with solid fuel burner and boiler, double glazed bay window to the rear side, original oak beams

## Kitchen

15'6" x 15'2" (4.72m x 4.62m)

Herringbone wood effect ceramic tiled flooring, range of base units, door to garden, double glazed window to front and rear, sink and drainer, built in oven and hob, integrated dishwasher, original oak beams, tiled splash back, radiator.

## Utility

6'9" x 5'10" (2.06m x 1.78m)

Wood effect ceramic tiled flooring, plumbing for washing machine, wall and base units, power points

## Snug

15'6" x 12'1" (4.72m x 3.68m)

Herringbone wood effect ceramic tiled flooring, double glazed bay window to rear, feature fireplace, exposed oak beams, paved patio, radiator, double glazed window to front, built in cupboard

## Shower Room

6'9" x 5'3" (2.06m x 1.60m)

Wood effect ceramic tiled flooring, double glazed window to rear, walk in shower, low flush WC, heated towel rail, part tiled walls, sink and vanity unit, exposed oak beams

## Main Bedroom

13' x 9' (3.96m x 2.74m)

Wood effect laminate flooring, double glazed window

to rear and side, built in wardrobes, power points, radiator, built in cupboard

## Bedroom Two

13' x 11'11" (3.96m x 3.63m)

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

## Bedroom Four

10' x 7' (3.05m x 2.13m )

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

## Bedroom Three

10'8" x 10'5" (3.25m x 3.18m)

Wood effect laminate flooring, double glazed window to rear, power points, ceiling light, radiator

## Bathroom

6'9" x 6'7" (2.06m x 2.01m)

Wood effect laminate flooring, part tiled walls, low flush WC, sink and vanity unit, bath, radiator, velux window

## Jack and Jill WC

Wood effect laminate flooring, wash hand basin, low flush WC, ceiling light, radiator

## Garden

Decking area, access for vehicles, 1/3rd of an acre of land, lawn area, mature trees, car port and shed, with power points and lighting, brick built outbuilding, space for caravand, motorhomes etc

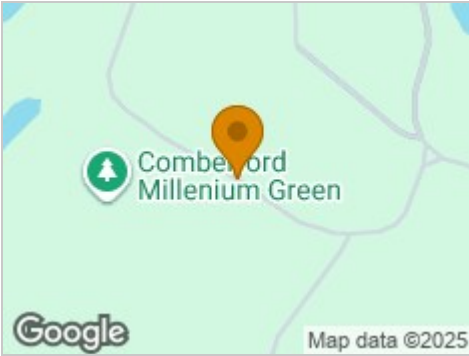
## Detached Garage to side

Power points, ceiling light, up and over door





Road Map



Hybrid Map



Terrain Map

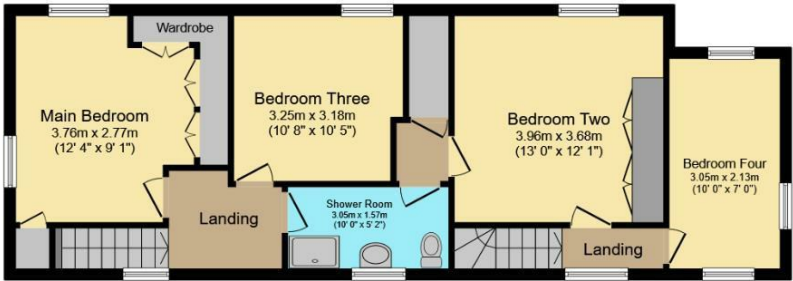


Floor Plan



Ground Floor

Floor area 72.9 sq.m. (784 sq.ft.)



First Floor

Floor area 69.2 sq.m. (745 sq.ft.)

Total floor area: 142.1 sq.m. (1,529 sq.ft.)

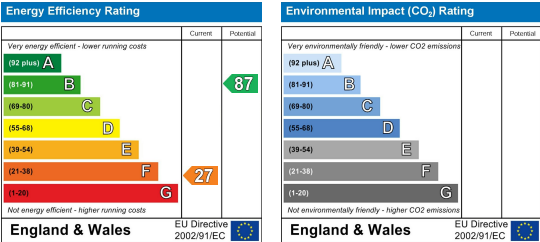
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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



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