

HUNTERS[®]

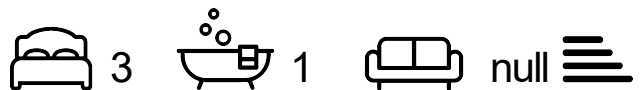
HERE TO GET *you* THERE



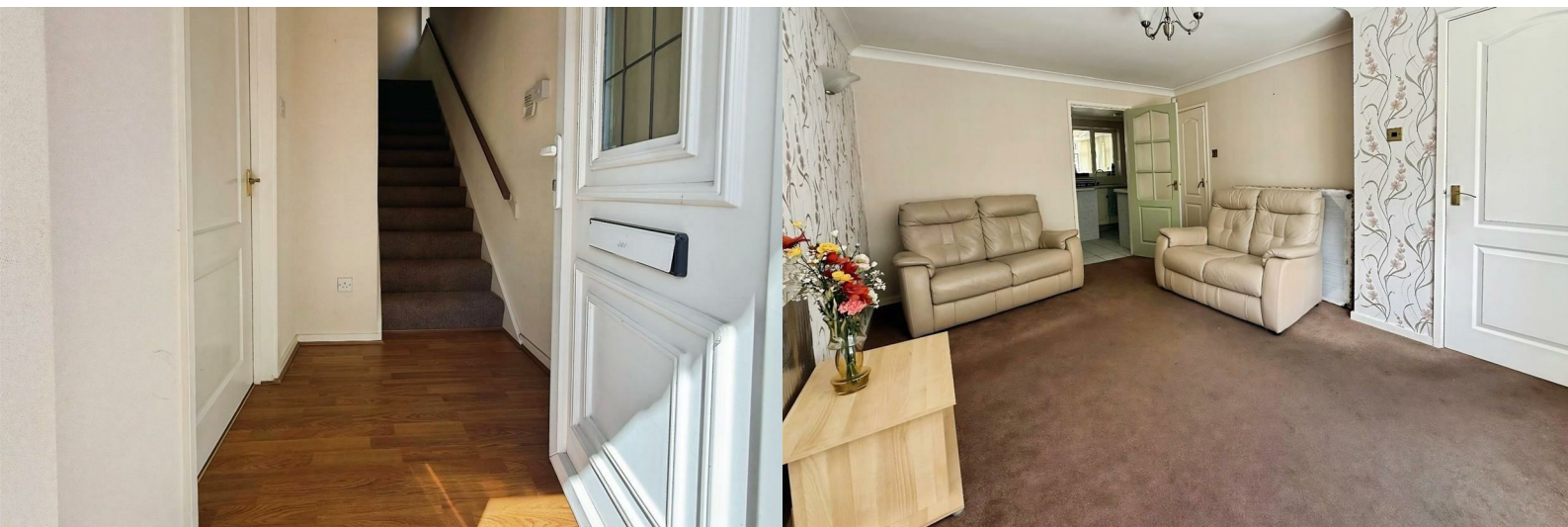
Thoresby

Tamworth, B79 7SQ

£265,000



Council Tax: B



12 Thoresby

Tamworth, B79 7SQ

£265,000



Frontage

Driveway with parking for multiple vehicles.

Lounge

11'2 x 15 (3.40m x 4.57m)

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

Kitchen/Breakfast Room

14'6 x 8'6 (4.42m x 2.59m)

Ceramic tiled flooring, wall and base units, stainless steel sink and drainer, double glazed window to rear, tiled splashback, door to conservatory, ceiling light and power points.

Conservatory

12'3 x 8'6 (3.73m x 2.59m)

Wood effect laminate flooring, double glazed doors to garden, ceiling light, radiator and power points.

Bedroom One

8'3 x 12 (2.51m x 3.66m)

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

Bedroom Two

8'3 x 10 (2.51m x 3.05m)

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

Bedroom Three

6 x 9'6 (1.83m x 2.90m)

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

Bathroom

5'6 x 6 (1.68m x 1.83m)

Tile effect vinyl flooring, walk in shower, sink and vanity unit, low flush WC, part tiled walls, double glazed window to rear, ceiling light and heated towel rail.

Garden

Paved patio, lawn area and mature trees.

Garage

18 x 7'9 (5.49m x 2.36m)

Up and over door, lighting, power points and door to garden.



A map snippet from Google Maps showing a location in Swallowfield, near Buckingham. A red location pin is placed on a road. The text 'Buckingham' is visible on the left, and 'Swallowfield' is on the right. The Google logo and 'Map data ©2026' are at the bottom.

A satellite map view of an industrial area. A yellow location pin is placed on a road. The text 'COTON' is in the top left. 'Lichfield Rd' is written along the road. 'LICHFIELD ROAD INDUSTRIAL ESTATE' is written in large bold letters at the bottom right. At the very bottom, there is a small logo and the text 'bus, Landsat / Copernicus, Maxar Technologies'.

A map showing the location of Lichfield Road Industrial Estate. The map includes labels for 'Coton Ln', 'COTON', 'Lichfield Rd', and 'River Tam'. A yellow pin marks the location of the industrial estate. The Google logo and 'Map data ©2020' are visible at the bottom.

The floor plan shows a property with the following rooms and dimensions:

- Conservatory:** 3.73m x 2.59m (12' 3" x 8' 6")
- Kitchen:** 4.42m x 2.59m (14' 6" x 8' 6")
- Lounge:** 4.57m x 3.40m (15' 0" x 11' 2")
- Garage:** 5.49m x 2.36m (18' 0" x 7' 9")
- Store:** 2.51m x 2.36m (8' 3" x 7' 9")
- Hall:** (Unlabeled)
- Bedroom 1:** 3.66m x 2.51m (12' 0" x 8' 3")
- Bedroom 2:** 3.05m x 2.51m (10' 0" x 8' 3")
- Bedroom 3:** 2.90m x 1.83m (9' 6" x 6' 0")
- Bathroom:** 1.83m x 1.68m (6' 0" x 5' 6")
- Landing:** (Unlabeled)
- Wardrobe:** (Unlabeled)

Ground Floor

First Floor

Total floor area: 121.5 sq.m. (1,307 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

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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 Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-40		
D	55-48		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2012/27/EC

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.