

## Watling Street, Tamworth

- New Build Detached House
- Ten Year Guarantee
- L shaped Lounge/Dining Room
- Three Beds, Bathroom
- Convenient setting for Commuting
- Hall & Guest Cloakroom
- Contemporary Kitchen
- Energy Rating B81

**Offers In Excess Of £250,000**

**HUNTERS®**  
HERE TO GET *you* THERE



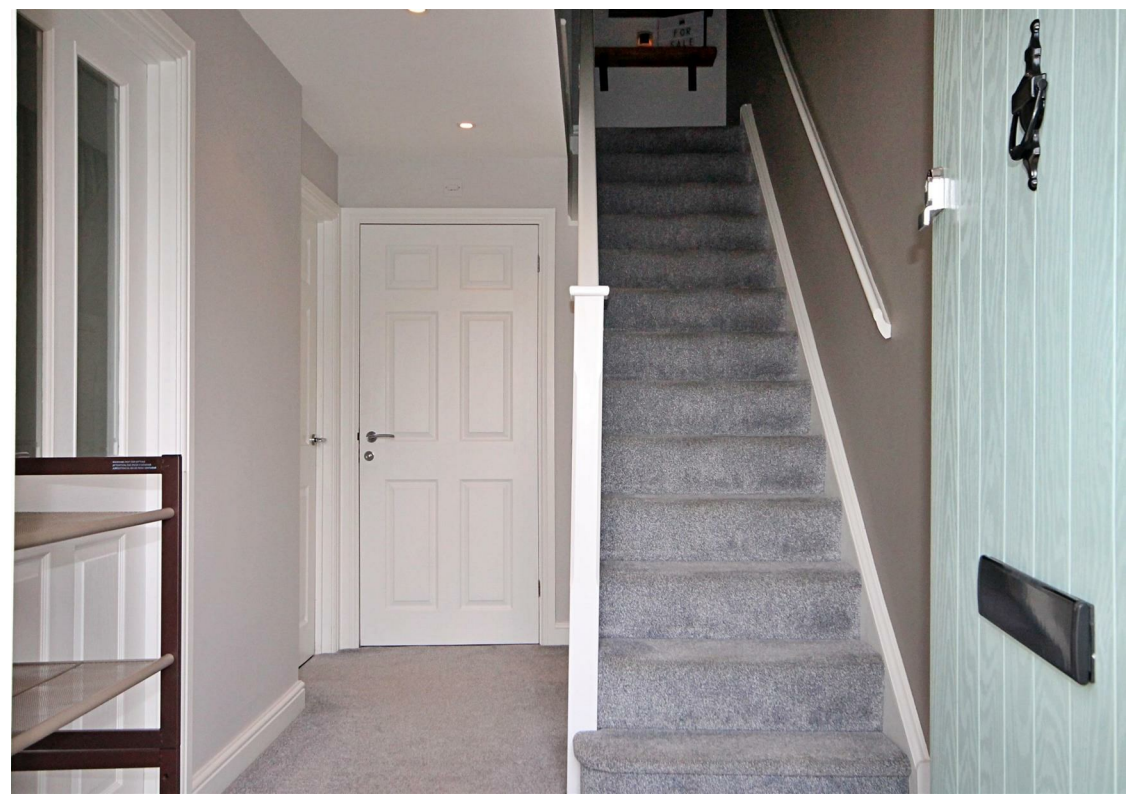
# Watling Street, Tamworth

## DESCRIPTION

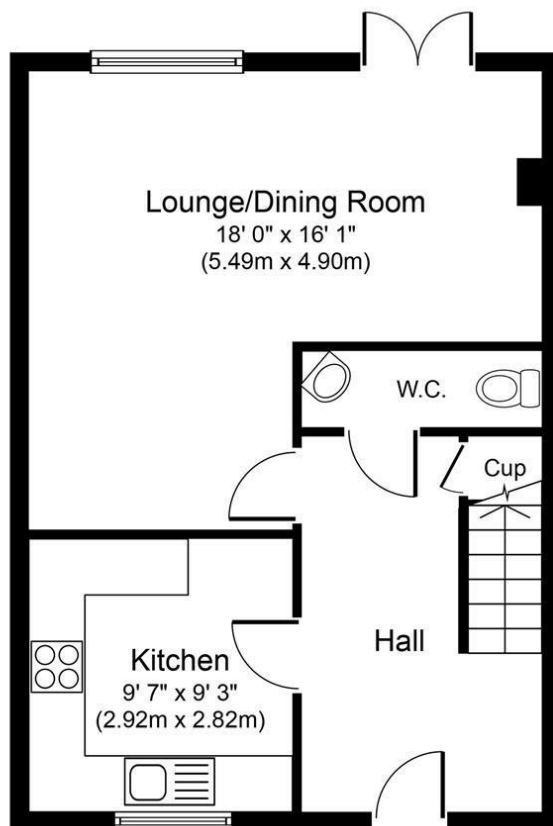
Built five years ago, this exceptional three bedroom detached family home is perfectly situated for easy access to all commuter routes and has been decorated to a very high standard by the current and only owner. The properties in brief comprises: hallway, guest w.c, L-Shaped and open plan Lounge/Dining room, fitted kitchen, three bedrooms, bathroom, charming rear garden and rear tandem parking.



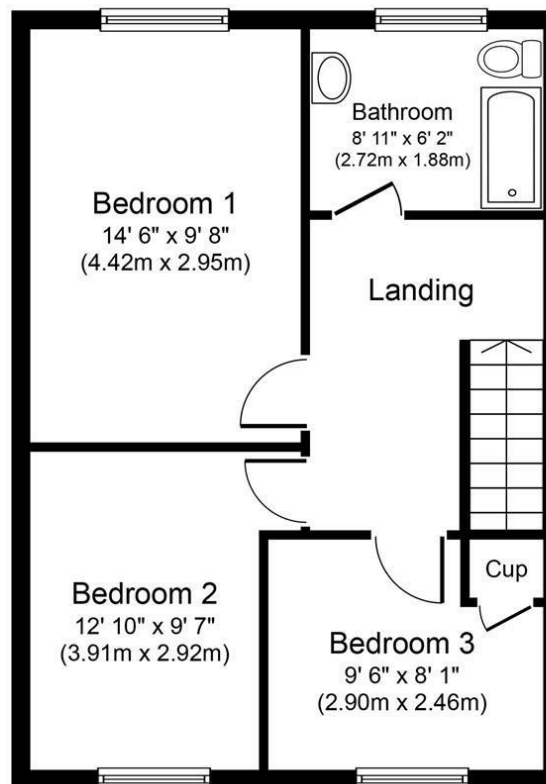








**Ground Floor**  
**Approximate Floor Area**  
**468 sq. ft.**  
**(43.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**468 sq. ft.**  
**(43.5 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. 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.

[www.virtual360.net](http://www.virtual360.net)

## 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.

6 Victoria Road, Tamworth, B79 7HL

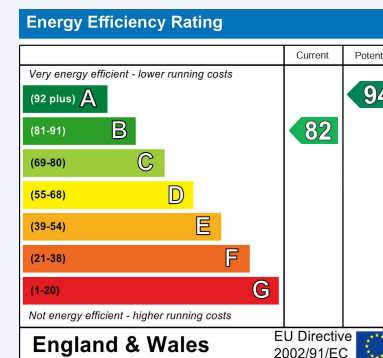
Tel: 01827 66277 Email:

[tamworth@hunters.com](mailto:tamworth@hunters.com) <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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