



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

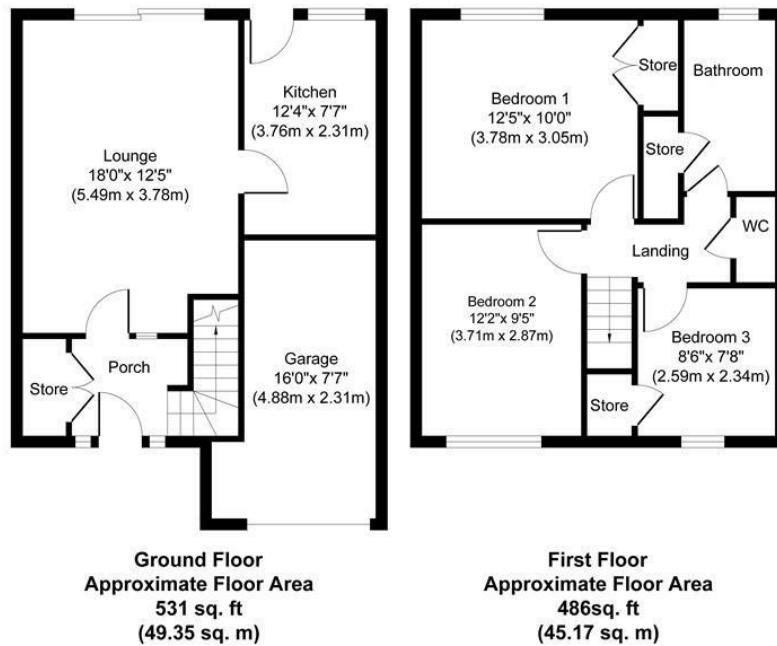
16 Allard, Tamworth, B77 2RA

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Offers Over £250,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this charming, three bedroom, semi-detached family home! Located within the popular area of Lakeside which benefits from being close to schools, transport links, Tamworth town centre and commuter routes PERFECT for first time buyers or families looking for their next home!

In brief the property comprises; Driveway with parking for multiple vehicles, entrance porch, living room, kitchen, three bedrooms and a family bathroom with separate W/C, garage. To the rear of the property is an enclosed garden.



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

**Front**

Block paved driveway, parking for multiple vehicles.

**Lounge**

18' x 12'5"

Carpet, feature fire place, patio doors to garden, radiator, ceiling light.

**Kitchen**

12'4" x 7'7"

Double glazed windows to rear, ceramic tiled floor, wall and base units, built in oven and hob, tiled splash back, door to garden, power points.

**Bedroom One**

12'5" x 10"

Double glazed windows to rear, carpet, built in wardrobe, power points, radiator.

**Bedroom Two**

12'2" x 9'5"

Double glazed windows to front, carpet, power points, radiator.

**Bedroom Three**

8'6" x 7'8"

Double glazed windows to rear, carpet, power points, radiator.

**Bathroom**

Double glazed windows to rear, wood effect laminate flooring, walk in shower, bath, part tiled walls, radiator, built in cupboard.

**W/C**

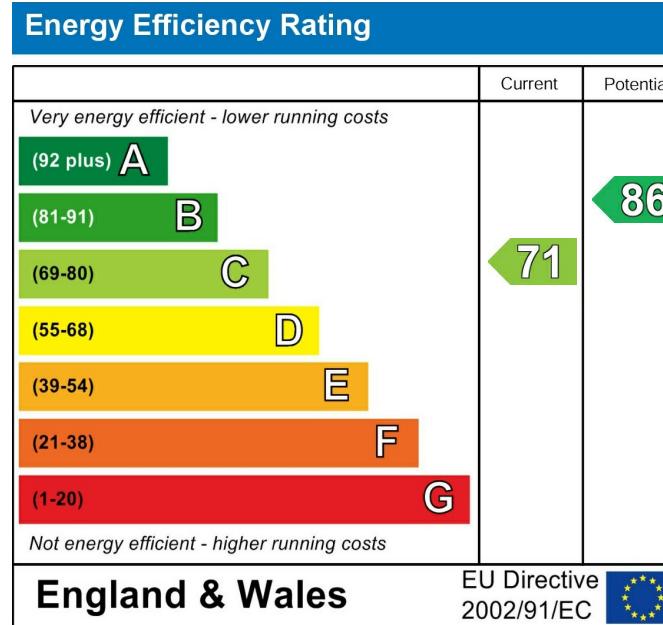
Part tiled walls, low flush w/c, ceiling lights.

**Garden**

Low maintenance garden with block paved patio and mature boarders.

**Garage**

Up and over door, power points, lighting.



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.

