



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

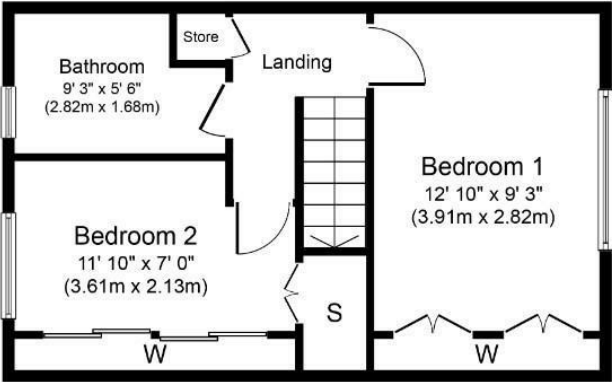
**27 Sunset Close, Tamworth, B79 7QJ**

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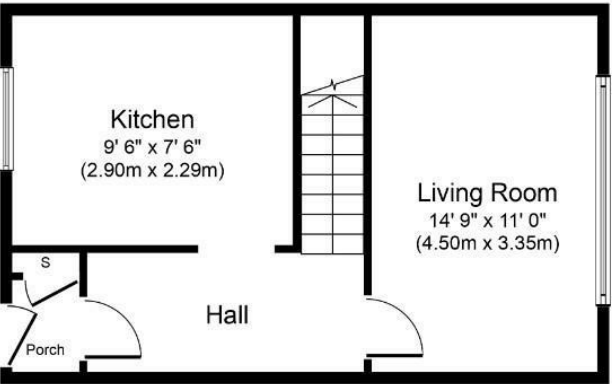
**Asking Price £135,000**

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE with NO ONWARD CHAIN this two bedroom maisonette situated in Tamworth Town Centre close to local shops, amenities and transport links perfect for homeowners looking to downsize, first time buyers and investors!

In brief the property comprises; Lounge, kitchen, two bedrooms and a family bathroom and has the use of a brick built storage area for prams, push bikes etc.

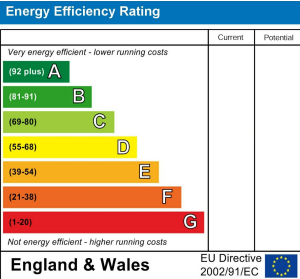


First Floor  
Approximate Floor Area  
365 sq. ft.  
(33.9 sq. m.)



Ground Floor  
Approximate Floor Area  
365 sq. ft.  
(33.9 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.





**Kitchen**

9'6" x 7'6"  
Tile effect flooring, wall and base units, part tiled walls, stainless steel sink and drainer, double glazed windows to front, radiator, built in cupboard.

**Lounge**

14'9" x 11'  
Double glazed windows to front, carpet, feature fire place, power points.

**Bedroom One**

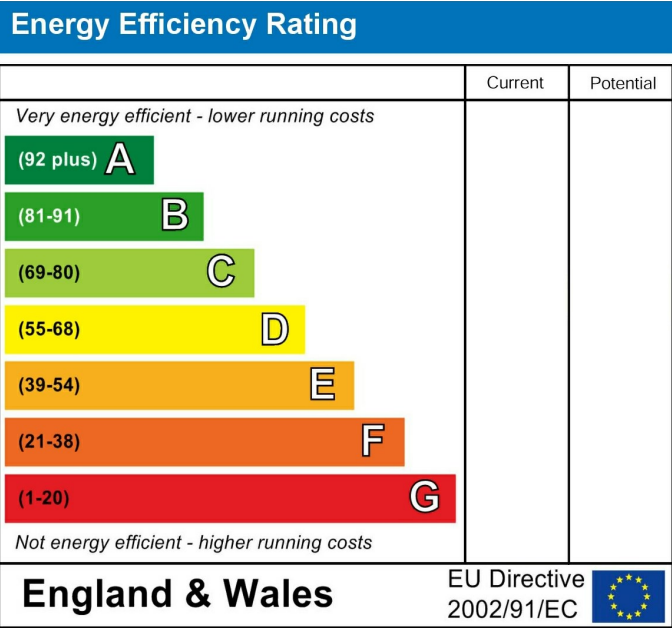
12'10" x 9'3"  
Double glazed windows to front, carpet, fitted wardrobe, paved patio, radiator.

**Bedroom Two**

11'10" x 7'  
Double glazed windows to rear, carpet, built in wardrobe, power points, radiator.

**Bathroom**

9'3" x 5'6"  
Double glazed windows to rear, carpet, radiator, bath with overhead shower, low flush w/c, part tiled walls.



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.



