



HUNTERS[®]
HERE TO GET *you* THERE

8 Mair Court, 40 Wigginton Road, Tamworth, Staffordshire,
B79 8RL

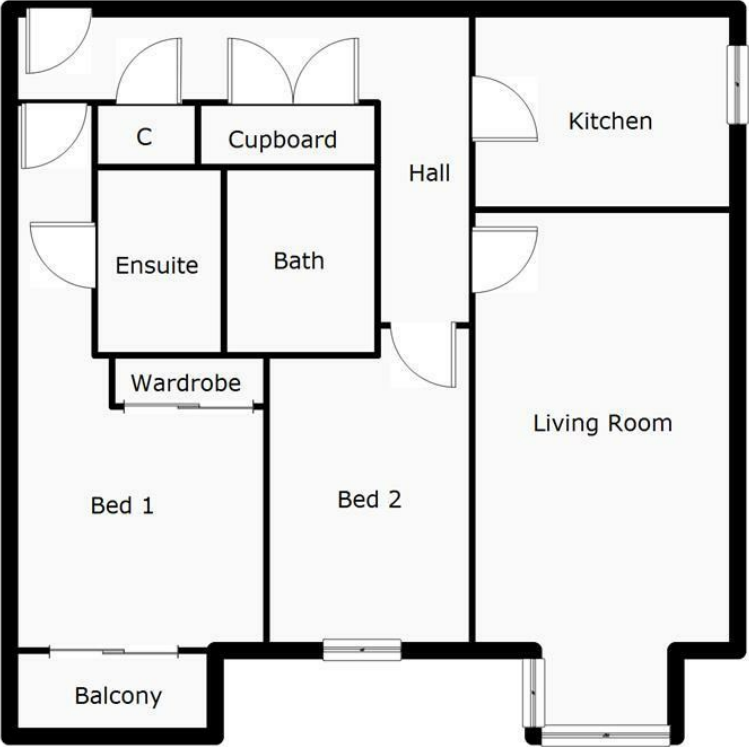
8 Mair Court, 40 Wigginton Road, Tamworth, Staffordshire, B79 8RL

Offers Over £150,000

HUNTERS OF TAMWORTH are please to bring to market this charming, two bedroom, first floor apartment with NO ONWARD CHAIN!

Located in the sought after, North side of Tamworth location which benefits from being close to excellent schools, local amenities, Tamworth Town Centre and all transport links.

The property is perfect for first time buyers, investors and those looking to downsize and in brief comprises; Entrance hallway, spacious lounge, kitchen, master bedroom with en-suite which leads to the balcony, second bedroom and a family bathroom. To the rear of the property is communal gardens and allocated parking.



Sketch by Apex Media™

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	85	87	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Lounge

16'9" x 10'2"

Double glazed bay window to rear, carpet, power points, radiator, down lights.

Kitchen

10' x 7'7"

Double glazed windows to side, ceramic tiled floor, wall and base units, built in oven and hob, plumbing for washing machine, down lights, power points.

Bedroom One

11'4" x 9'7"

Patio doors leading to balcony, carpet, radiator, built in wardrobe, power points.

En-suite

Ceramic tiled floor, walk in shower, part tiled walls, sink, low flush w/c, extractor.

Bedroom Two

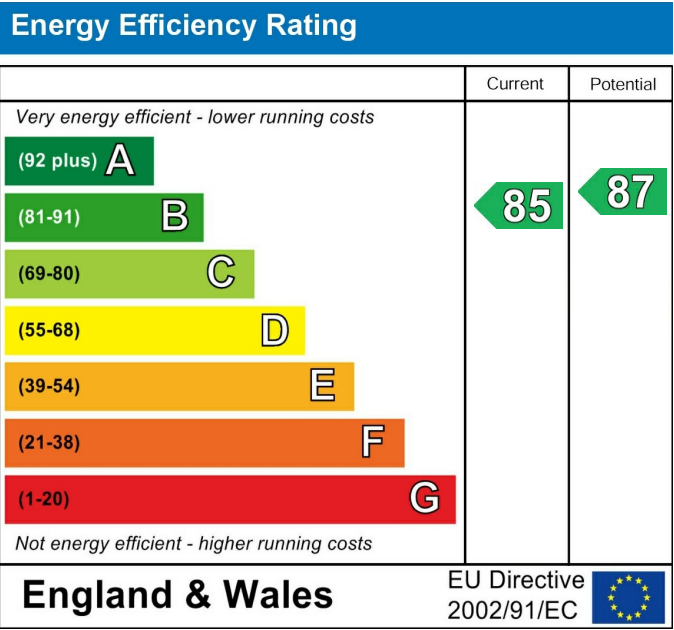
11'4" x 6'9"

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

Bathroom

7' x 5'7"

Ceramic tiled floor, low flush w/c, bath, part tiled walls, sink, heated towel rail.



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.





For more information or to book a viewing please call
Hunters Tamworth on **01827 66277**, alternatively you can email us
tamworth@hunters.com