

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Quince

Tamworth, B77 4EN

Asking Price £210,000



Council Tax: B



# 69 Quince

Tamworth, B77 4EN

Asking Price £210,000



## Porch

## Entrance Hallway

## Lounge

15'7" x 13'7" (4.75m x 4.14m)

Double glazed 'Bow' window to the front, carpet to floor, ceiling and wall lights, power points, radiator.

## Kitchen/Diner

19'9" x 10'5" (6.02m x 3.18m)

Double glazed windows to the rear, along with double doors leading to the rear garden, ceramic tiled flooring, a range of modern wall and base units, integrated oven and hob with extractor over, mosaic tiled splash backs, stainless steel sink and drainer, plumbing for washing machine, ceiling light, power points, access to additional storage area.

## Bedroom One

13'7" x 10' (4.14m x 3.05m)

Double glazed windows to the front, carpet to floor, ceiling light, power points, radiator.

## Bedroom Two

13'7" x 12'5" (maximum) (4.14m x 3.78m (maximum))

Double glazed windows to the front, carpet to floor, ceiling light, power points, radiator.

## Bedroom Three

9'8" x 6'9" (2.95m x 2.06m)

Double glazed windows to the rear, carpet to floor, ceiling light, power points, radiator.

## Bedroom Four

12'8" x 5'10" (3.86m x 1.78m)

Double glazed window to rear, carpet to floor, ceiling light, power points, radiator.

## Family Bathroom

7'4" x 6'2" (2.24m x 1.88m)

Double glazed windows to rear, ceramic tiling to floor and walls, 'P' shaped bath with shower over, wash hand basin, low flush W.C, ceiling light.

## Rear Garden

Enclosed rear garden benefitting from a paved patio area with steps up to a good sized lawned area with shrubs to the border.

## Frontage

The property benefits from a driveway to the front with a lawned area to the sides.



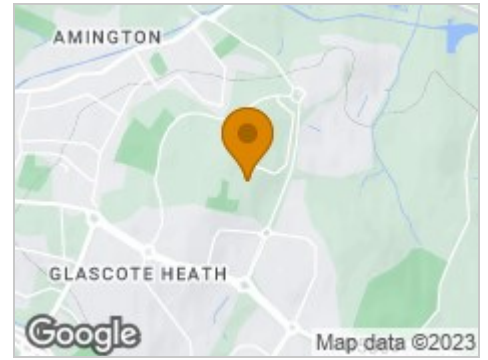
## Road Map



## Hybrid Map



## Terrain Map



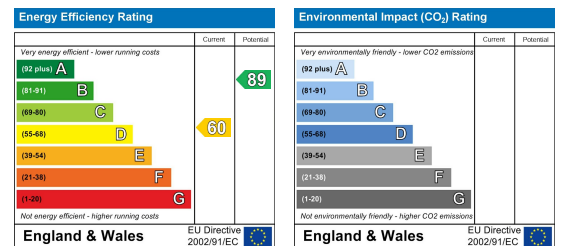
## Floor Plan



## 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.

## Energy Efficiency Graph



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.