



HUNTERS®
HERE TO GET *you* THERE

13 Sutton Avenue, Tamworth, B78 3JY

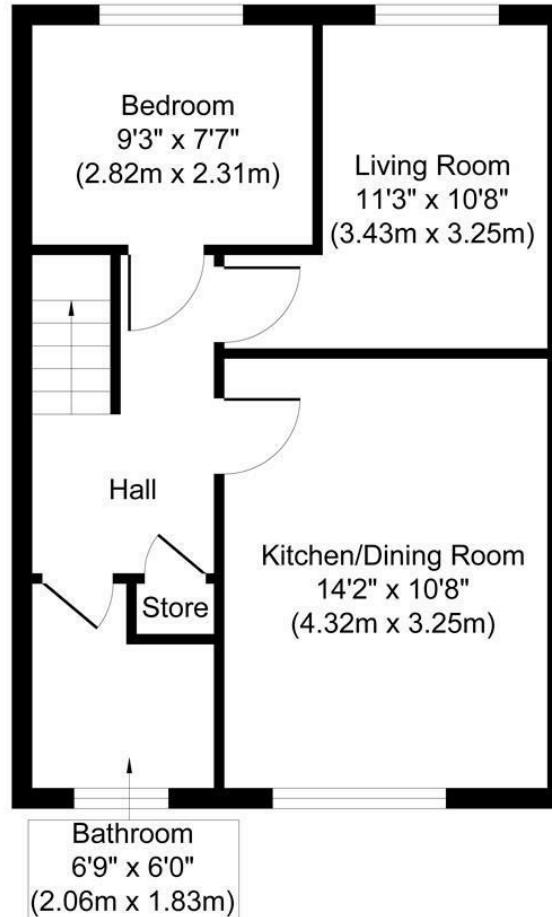
13 Sutton Avenue, Tamworth, B78 3JY

Asking Price £110,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming, one bedroom, first floor maisonette, located in the popular area of Fazeley, Tamworth.

This property benefits from being in close proximity to local amenities, ventura retail park and access to the town centre via local transport links. Perfect for commuters with access to the A5 and M42. Perfect for first time buyers and investors.

In brief this property comprises; An entrance hall, bathroom, kitchen/ dining room, living room and a bedroom.



Approximate Floor Area
428 sq. ft
(39.74 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.

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

Frontage

Driveway for off road parking.

Living Room

10'8 x 11'3

Wood effect laminate flooring, double glazed window to front, power points, ceiling lights and radiator.,

Kitchen/Diner

14'2 x 10'8

Wall and base units, tile effect vinyl flooring, built in oven and hob, plumbing for washing machine, stainless steel sink and drainer, radiator, down lights, built in cupboard, double glazed window to rear and power points.

Bedroom

9'3 x 7'7

Carpeted flooring, double glazed window to front, ceiling light, radiator and power points.

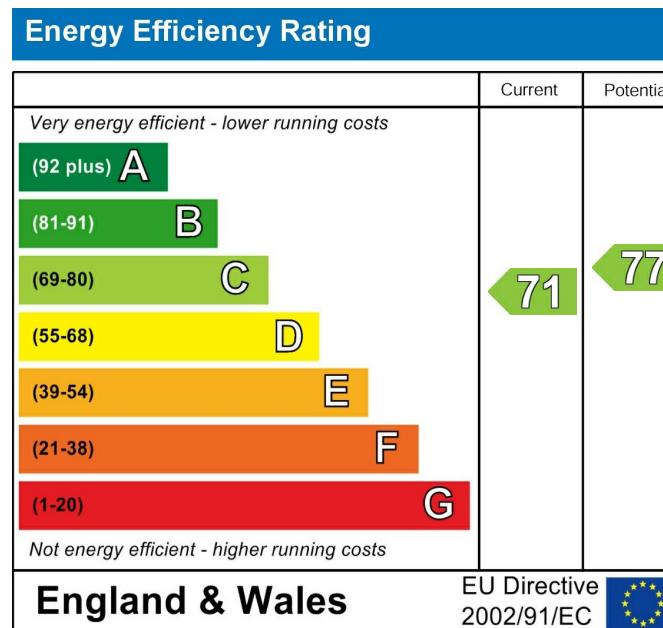
Bathroom

6 x 6'9

Tile effect vinyl flooring, part tiled walls, double glazed window to rear, low flush WC, sink, walk in shower and heated towel rail.

Rear

Lawn area and wooden outbuilding.



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.

