

HUNTERS®

HERE TO GET *you* THERE



Torc Avenue

Tamworth, B77 3EP

Asking Price £270,000



Council Tax: B



60 Torc Avenue

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Front

Driveway with parking for multiple vehicles, 7kw pod point EV charger

Hallway

Engineered oak flooring with underfloor heating, entrance door, stairs to first floor,

Living/Dining Room

18' 9" x 11' 11" (5.49m 2.74m x 3.35m 3.35m)

Engineered oak flooring with underfloor heating, dual fuel burning fire, bifold doors to garden, power points

Kitchen

17' 5" x 7' 7" (5.18m 1.52m x 2.13m 2.13m)

Engineered oak flooring with underfloor heating, double glazed window to front, tiled splash back, wall and base units, oak worktops, built in oven and hob, built in fridge freezer, built in dishwasher, stainless steel sink and drainer, extractor fan, down lights

Utility/ Downstairs WC

8' x 7' 9" (2.44m x 2.13m 2.74m)

Ceramic tiled flooring with underfloor heating, double glazed window to rear, door to garden, tiled splash back, low flush WC, stainless steel sink and drainer, plumbing for washing machine, heated towel rail

Main Bedroom

10' 10" x 9' 7" (3.05m 3.05m x 2.74m 2.13m)

Carpeted flooring, double glazed window to rear, fitted wardrobes, radiator, power points

Bedroom Two

13' x 8' 9" (3.96m x 2.44m 2.74m)

Solid wooden flooring, double glazed window to front, built in cupboard, radiator, power points

Bedroom Three

10' 2" x 7' 8" (3.05m 0.61m x 2.13m 2.44m)

Solid wooden flooring, double glazed window to front, built in cupboard, radiator, power points

Bathroom

10' 2" x 6' 7" (3.05m 0.61m x 1.83m 2.13m)

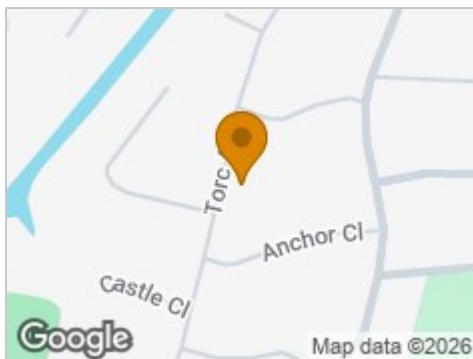
Ceramic tiled flooring with electric underfloor heating, double glazed window to side and rear, part tiled walls, low flush WC, sink, bath with shower overhead, heated towel rail, down lights, extractor fan

Garden

Decking, patio, lawn and an insulated home office with carpet, mains electricity, electric radiator, power outlets and lighting



Road Map



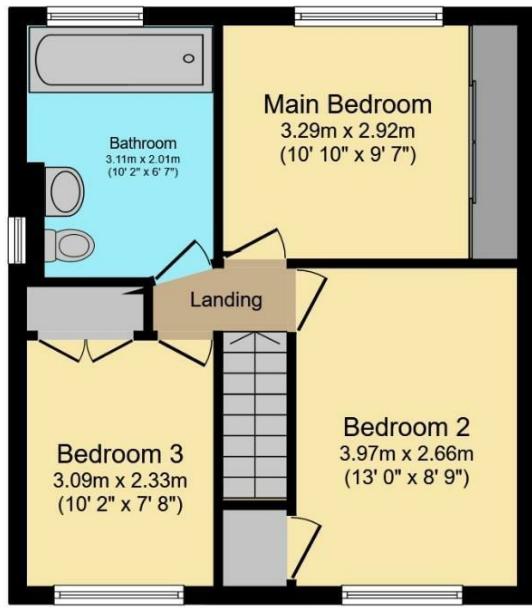
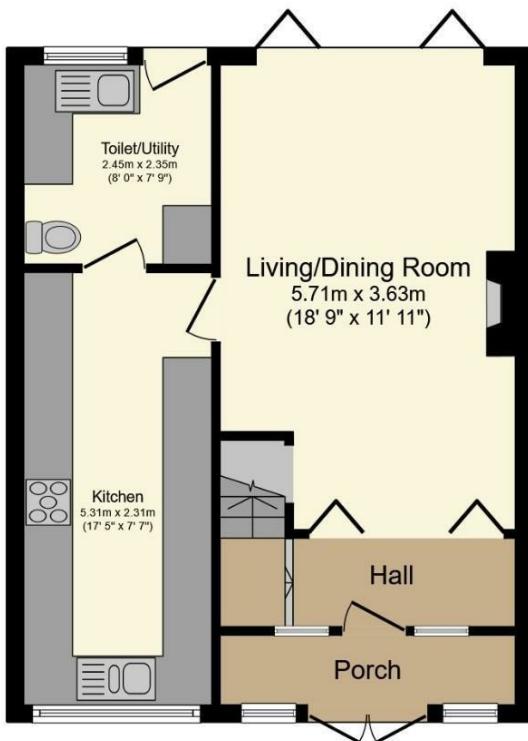
Hybrid Map



Terrain Map



Floor Plan

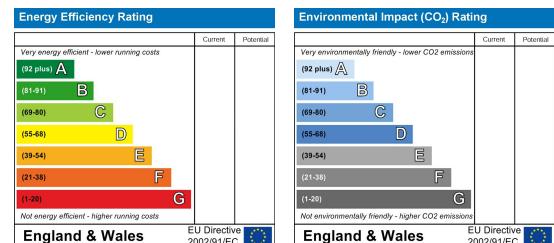


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.