



HUNTERS®
HERE TO GET *you* THERE

**langdale court, 38 Moor Lane, Tamworth, B77
3AT**

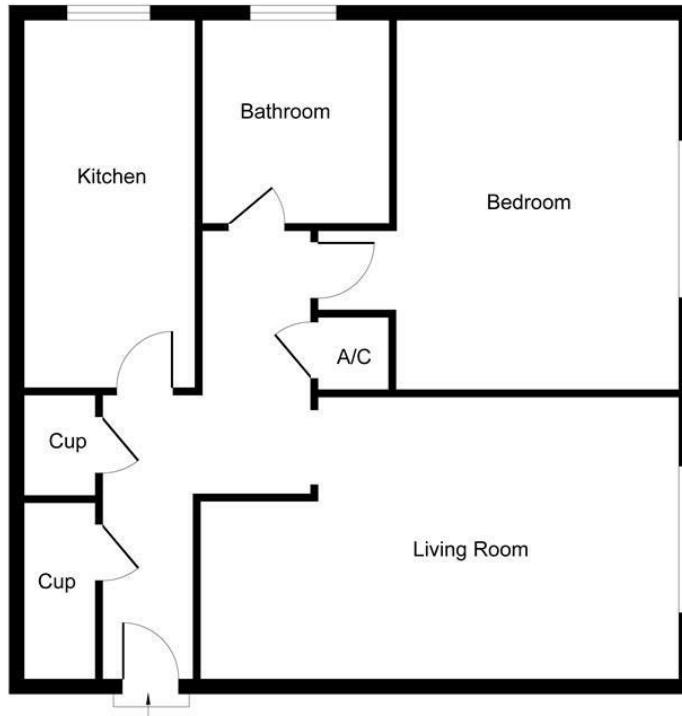
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Offers Around £97,000

HUNTERS OF TAMWORTH are pleased to bring to market this charming, one bedroom, top floor apartment!

Located in Amington which benefits from being close to excellent schools, local amenities, 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 and a family bathroom. The property has a secure communal entrance and allocated parking.



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 | | |
|---|---------|-------------------------|
| | 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 | | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC |

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

England & Wales

Entrance hall

wooden flooring, ceiling light, radiator

Living room

16' 4" x 9' 8"

laminate flooring, double glazed window, ceiling light, feature fireplace, fitted shelves, power points

Kitchen

12' 4" x 5' 10"

wall and base units, stainless steel sink, part tiled walls, radiator, ceiling light, power points, double glazed windows, plumbing for washing machine, extractor fan, integrated oven and hob, laminate flooring

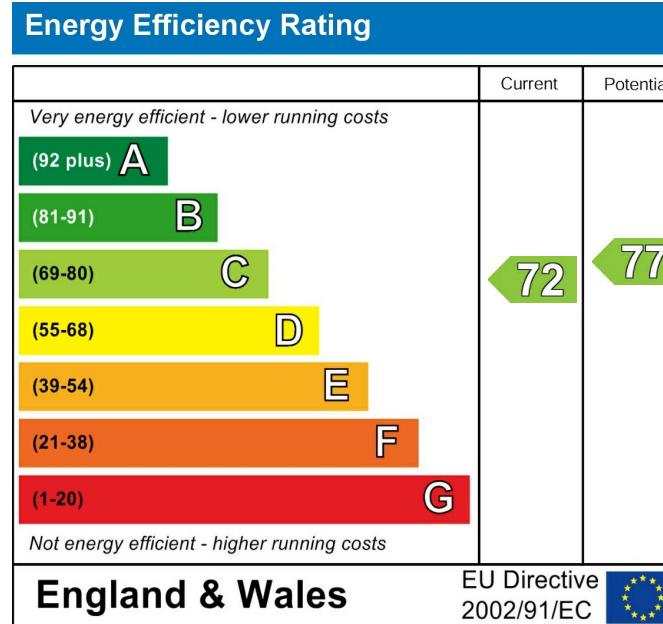
Bedroom

10' 4" x 9' 8"

carpet flooring, double glazed windows, radiator, power points, ceiling light

Bathroom

tile effect vinyl flooring, heated towel rail, walk in shower, hand wash basin, low flush WC, double glazed window, tiled wall



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.



