



**HUNTERS®**  
HERE TO GET *you* THERE

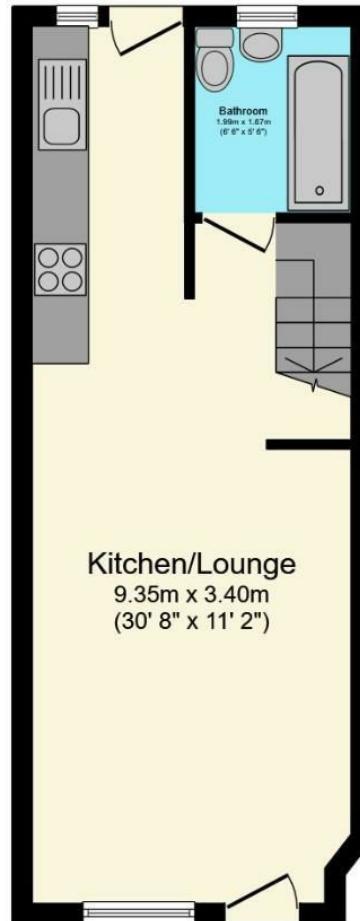
69 Belgrave Road, Tamworth, Staffordshire, B77 2LS

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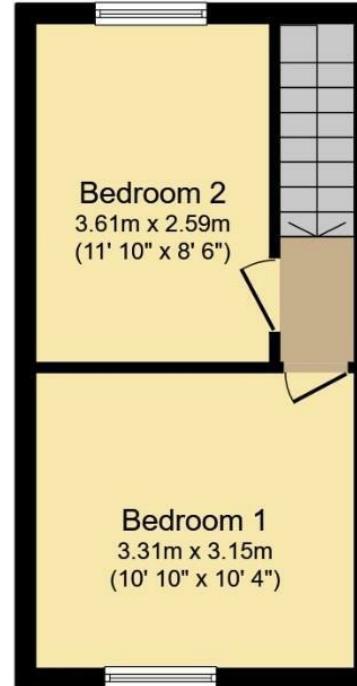
Asking Price £181,300

HUNTERS OF TAMWORTH are delighted to offer FOR SALE this charming two bedroom mid-terraced property! Located in Belgrave the property benefits from being close to excellent schools, local shops, amenities and transport links and is perfect for first time buyers, investors and those looking to downsize.

In brief the property comprises; Living room, kitchen, downstairs bathroom and two good sized bedrooms. To the rear of the property is a enclosed garden.



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			
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**Living Room**

18'10" x 10'10"

Entrance door, double glazed windows to front, wood effect laminate flooring, built-in cupboards, power points, radiator.

**Kitchen**

10'10" x 5'2"

Double glazed windows to rear, wood effect laminate flooring, a range of wall and base units, built-in oven and hob, built in fridge freezer, stainless steel sink and drainer, tiled splash backs, power points, ceiling downlights, plumbing for washing machine.

**Downstairs Bathroom**

6'4" x 4'9"

Walk in shower, heated towel rail, low flush w/c, sink vanity unit, part tiled walls, double glazed windows to rear, extractor.

**Bedroom One**

11' x 10'2"

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

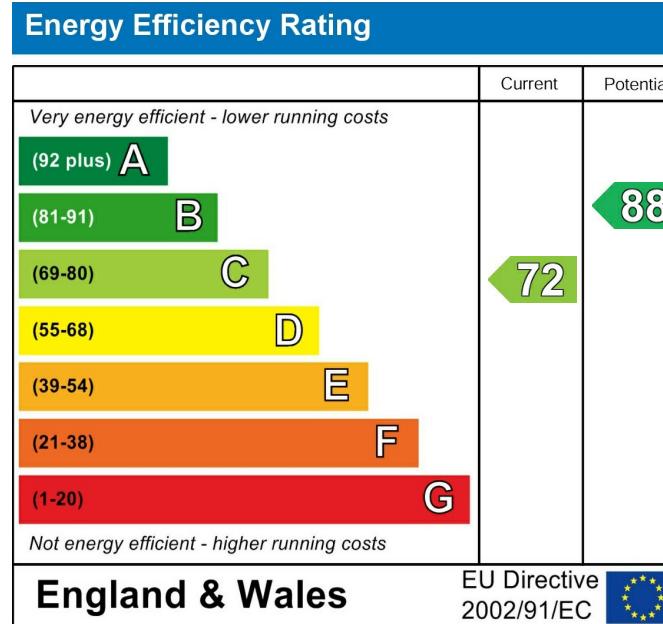
**Bedroom Two**

11'6" x 8'3"

Double glazed windows to rear, carpet to floor, built-in cupboard, ceiling light, power points, radiator.

**Rear Garden**

Paved patio, lawn.



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.



