

HUNTERS®

HERE TO GET *you* THERE



Balfour

Tamworth, B79 7BH

Offers In The Region Of £219,500



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Council Tax: B



9 Balfour

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Frontage

Mature garden with trees and shrubs.

WC

Part tiled walls, sink, low flush WC and double glazed window to side.

Kitchen

11 x 11'3 (3.35m x 3.43m)

Tiled effect laminate flooring, double glazed window to front, stainless steel sink and drainer, wall and base units, tiled splash back, power points and ceiling light.

Dining Area

11 x 6'4 (3.35m x 1.93m)

Carpeted flooring, ceiling light and power points.

Living Room

14 x 15 (4.27m x 4.57m)

Carpeted flooring, feature fireplace, radiator, ceiling light, power points, built in cupboard and patio doors to conservatory.

Conservatory

12'4 x 7'2 (3.76m x 2.18m)

Principal Bedroom

14 x 10'6 (4.27m x 3.20m)

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

Bedroom Two

14'4 x 7'9 (4.37m x 2.36m)

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

Bedroom Three

10'6 x 6 (3.20m x 1.83m)

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

Bathroom

7'9 x 7'6 (2.36m x 2.29m)

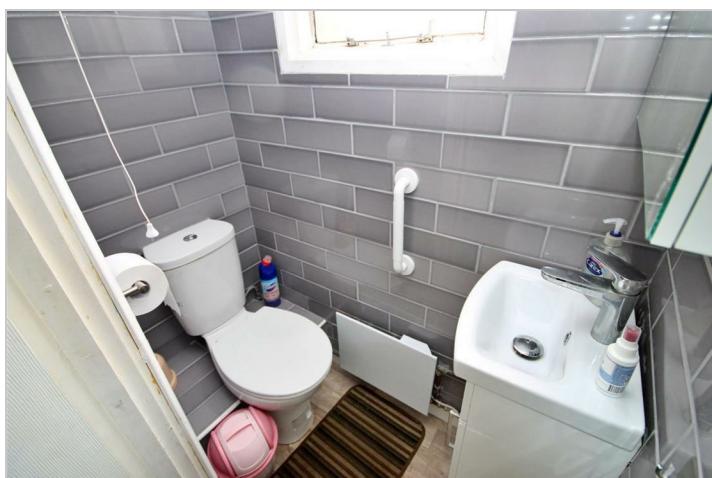
Wood effect laminate flooring, low flush WC, sink, radiator, walk in shower, part tiled walls and roof lantern.

Garage

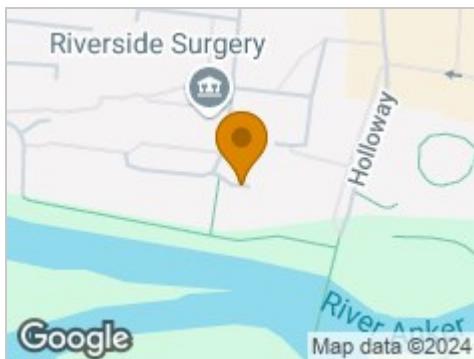
Up and over door, door to rear, ceiling light and power points.

Garden

Astro turf and paved patio area.



Road Map



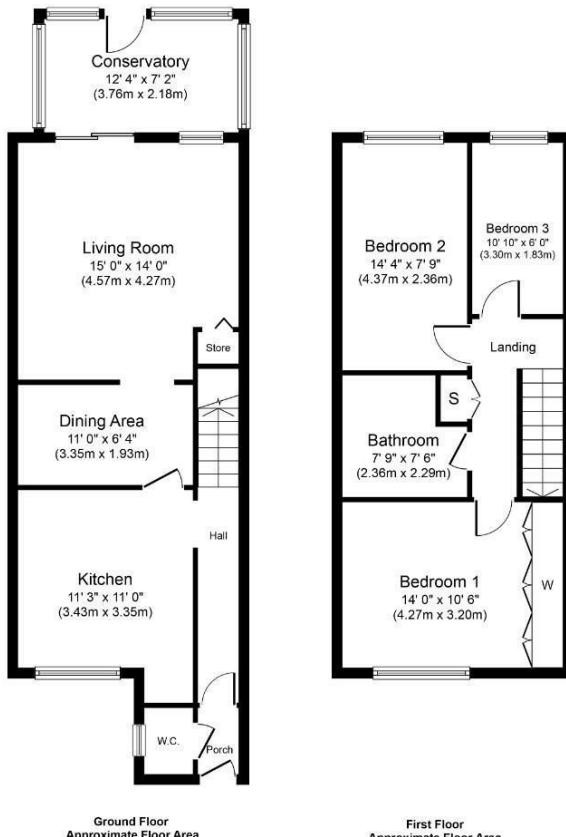
Hybrid Map



Terrain Map



Floor Plan

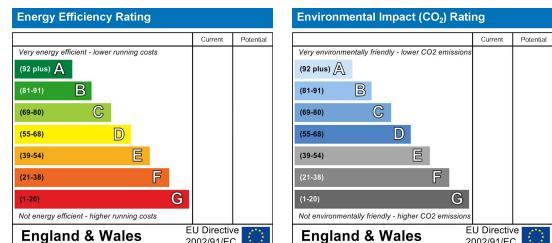


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or lending 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.

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.