

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Albert Road

Tamworth, B79 7JS

Asking Price £255,000



Council Tax: D



# 35 Albert Road

Tamworth, B79 7JS

Asking Price £255,000



## Lounge

13' x 12' (3.96m x 3.66m)

Double glazed windows to the front, wood effect laminate flooring, brick feature fire place, ceiling light, power points, radiator.

## Dining Room

13' x 11'10" (3.96m x 3.61m)

Double glazed windows to the front, wood effect laminate flooring, feature fire place, ceiling light, power points, radiator.

## Kitchen/Breakfast Room

14' x 11'4" (4.27m x 3.45m)

Double glazed windows to the rear, stunning Parquet flooring, a range of stylish wall and base units, ceiling light, power points, radiator.

## Sitting Room

13'5" x 12'2" (4.09m x 3.71m)

Double doors leading to rear garden, Parquet flooring, ceiling light, power points.

## Bedroom One

13' x 12' (3.96m x 3.66m)

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

## Bedroom Two

11'3" x 7'3" (3.43m x 2.21m)

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

## Bedroom Three

9'7" x 7'8" (2.92m x 2.34m)

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

## Bathroom

11'4" x 6'4" (3.45m x 1.93m)

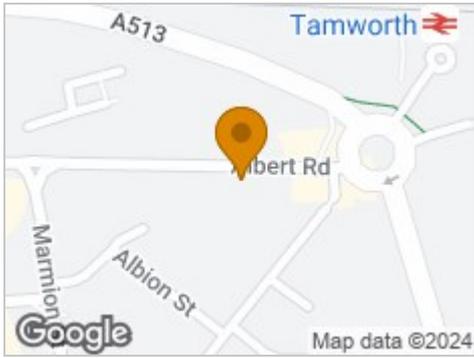
Stylishly decorated with double glazed windows to the rear, ceramic tiled flooring, walk-in shower cubicle, roll-top bath, chrome heated towel rail, wash hand basin, low flush W.C,

## Rear Garen

Currently in 'work in progress' by the current owners.



## Road Map



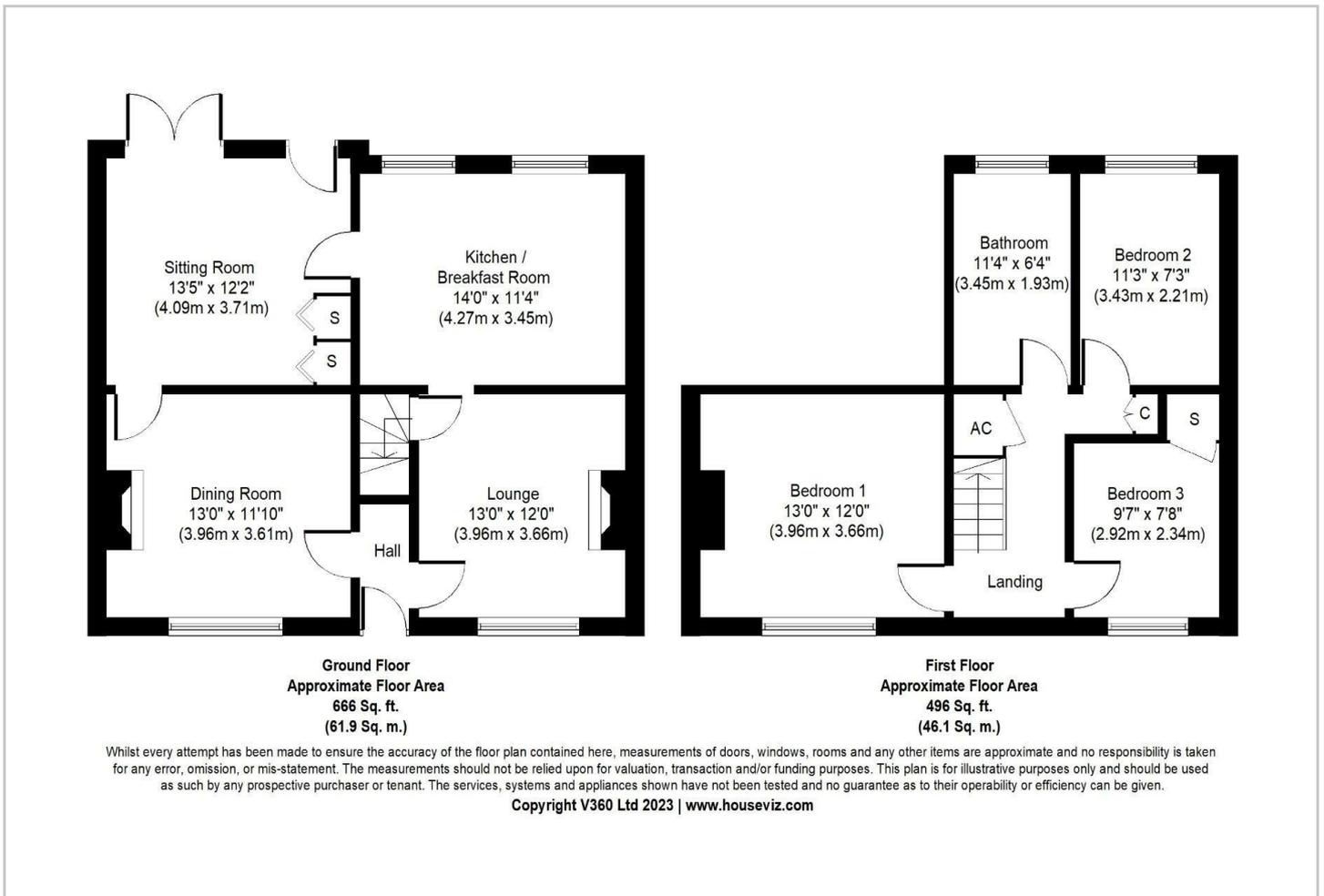
## Hybrid Map



## Terrain Map



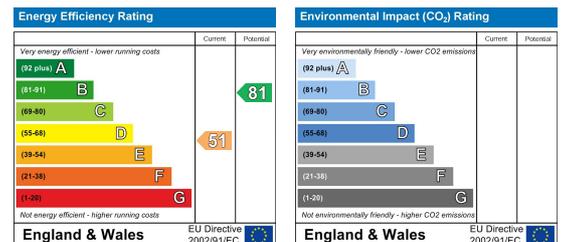
## Floor Plan



## 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.