

# HUNTERS®

HERE TO GET *you* THERE



## Leven Road

Tamworth, B77 2TX

Offers Over £270,000



Council Tax: C



# 9 Leven Road

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## Entrance Hallway

### Lounge

17'7" x 9'6" (5.36m x 2.90m)

Stylish and modern with double glazed windows to the front, ceramic tiled flooring, power points, radiator, ceiling and wall lights.

### Kitchen/Diner

12'10" x 10'3" (3.91m x 3.12m)

Double doors leading to the rear garden, double glazed windows to the rear, ceramic tiled flooring, a range of modern wall and base units, integrated oven and hob with extractor over, stainless steel sink and drainer, tiled splash backs, ceiling down lights, power points, radiator.

### Downstairs W.C

6'2" x 3' (1.88m x 0.91m)

### Garage

16'6" x 8'1" (5.03m x 2.46m)

### Bedroom Two

13' x 9' (3.96m x 2.74m)

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

### Bedroom Three

9'3" x 6'4" (2.82m x 1.93m)

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

### Family Bathroom

6'6" x 6'3" (1.98m x 1.91m)

Ceramic tiled flooring, half height tiling, double walk-in shower, bath, wash hand basin within vanity unit, low flush W.C, ceiling downlights.

### Bedroom One

15'6" x 9' (4.72m x 2.74m)

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

### En-Suite (To Bedroom One)

8'8" x 5'5" (2.64m x 1.65m)

Double glazed windows to the rear, ceramic tiled flooring, double walk-in shower, wash hand basin with a vanity unit, low flush W.C, storage cupboard.

### Rear Garden

Fully enclosed, low maintenance rear garden with a stunning Summer House for that extra outdoor space.

### Frontage

Stylish iron railings to the front with a walkway to the front door, the current owners have had a personnel door put to the rear of the garage for ease of access.





Road Map



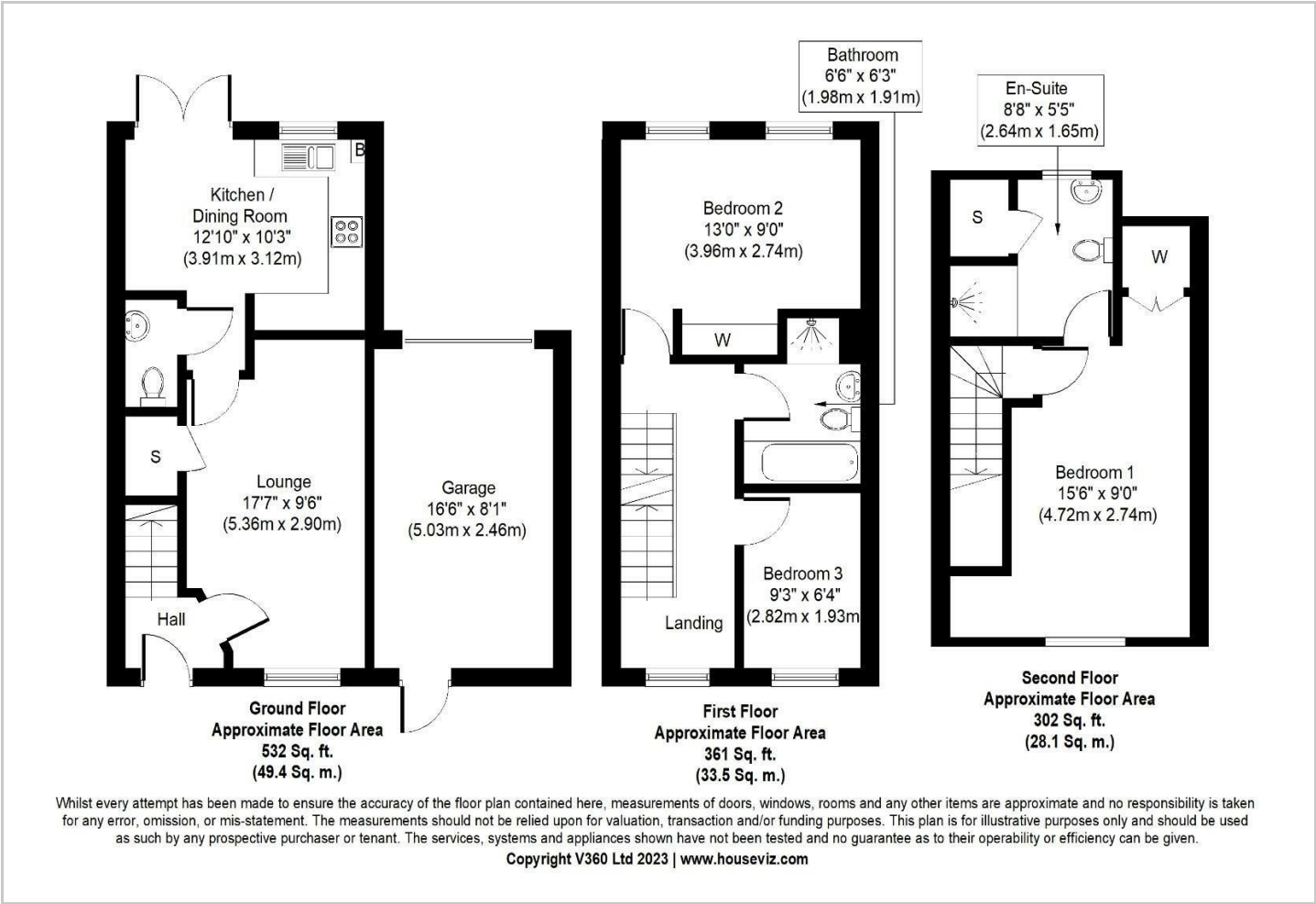
Hybrid Map



Terrain Map



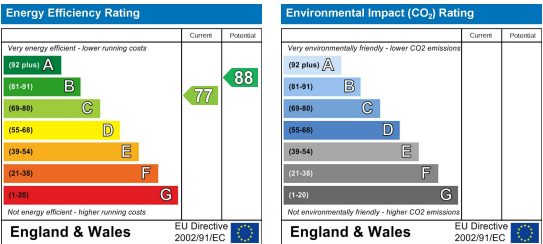
Floor Plan



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.