



Blackdown, Tamworth

- THREE BEDROOMS
- POPULAR LOCATION
- LARGE KITCHEN
- GARAGE
- DOWNSTAIRS W.C
- DETACHED PROPERTY
- LARGE DRIVEWAY
- WELL MAINTAINED
- BRICK OUTBUILDING
- THOUGH LOUNGE/DINER

Asking Price £265,000

HUNTERS®

HERE TO GET *you* THERE

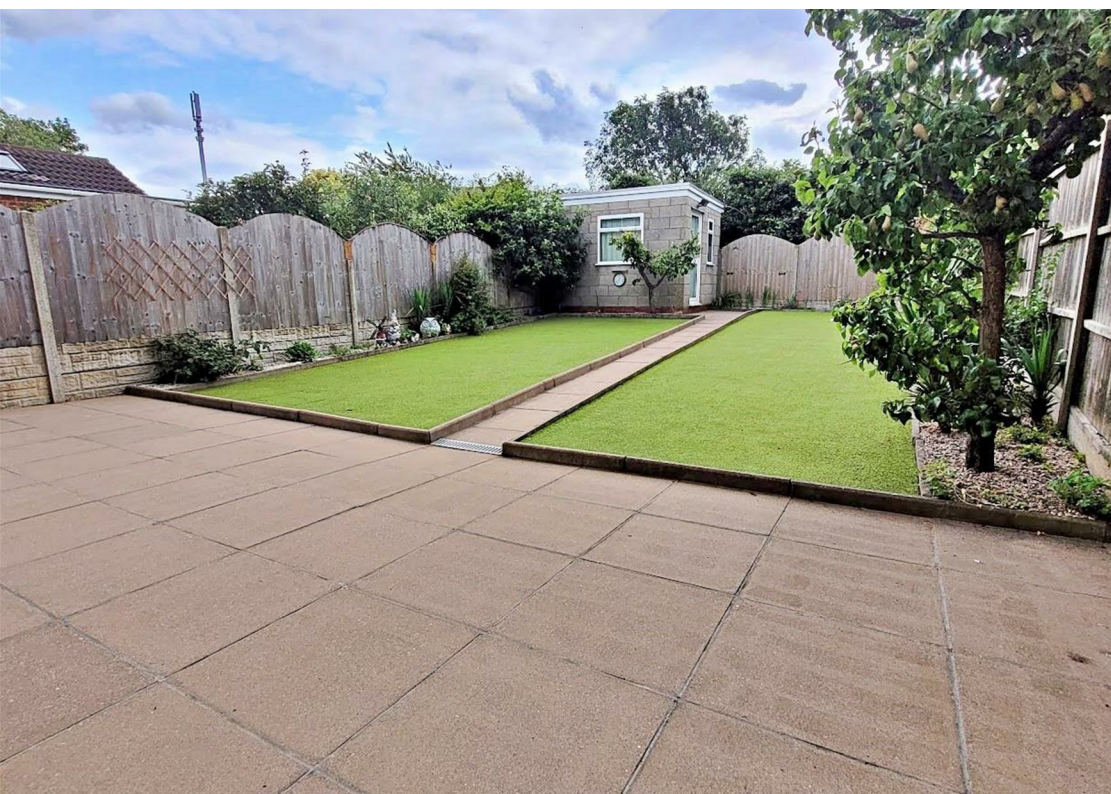
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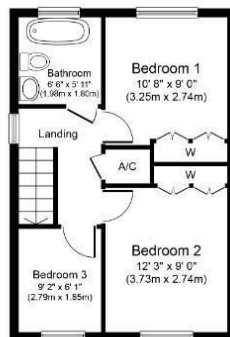
DESCRIPTION

Hunters have the pleasure in offering for sale this charming three bedroom detached property located in the ever popular area of Wilnecote. Traditionally decorated and benefitting from such features as exposed beams and internal archways, the property provides plenty of space for growing families with the added benefit of being within easy access to motorway links and commuter routes.

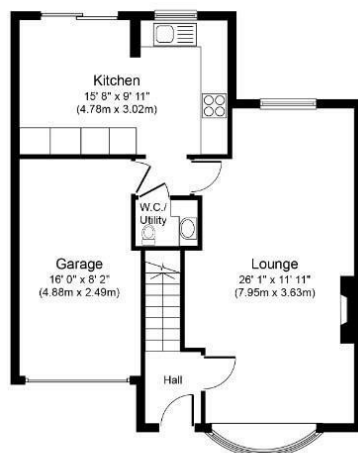
In brief the property comprises; entrance hallway, downstairs W.C, spacious through lounge/diner and a large kitchen. To the first floor can be found three bedrooms and a family bathroom. The fully enclosed rear garden provides plenty of that all important outdoor space and to the front can be found a well maintained private driveway leading to the garage.







First Floor
Approximate Floor Area
825 sq. ft.
(76.7 sq. m.)



Ground Floor
Approximate Floor Area
825 sq. ft.
(76.7 sq. m.)

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 PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

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.

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