

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ludgate

Tamworth, B79 7EG

Asking Price £249,950



# 4 Ludgate

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## Living Room

13'10" x 12'10" (4.22m x 3.91m)

Double glazed 'Bay' window to front, wood effect laminate flooring, feature fire place, ceiling light, power points, radiator.

## Dining Room

14'7" x 13'10" (4.45m x 4.22m)

Double glazed windows to rear, wood effect laminate flooring, ceiling downlights and wall lights, power points.

## Kitchen

14' x 6'10" (4.27m x 2.08m)

Double glazed windows to side, ceramic tiled flooring, a range of traditional wall and base units, Range oven, stainless steel sink and drainer, plumbing for washing machine, tiled splash back, power points, ceiling light. **\*\*THERE IS PLANNING TO EXTEND KITCHEN ACROSS WIDTH, WITH AN APEX ROOK AND VELUX WINDOWS.\*\***

## Bedroom 1

13'10" x 11' (4.22m x 3.35m)

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

## Bedroom 4

8'2" x 6'9" (2.49m x 2.06m)

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

## Bathroom

8'2" x 6'9" (2.49m x 2.06m)

Double glazed windows to rear, cladding to walls, bath with shower over, built-in cupboards, wash hand basin, low flush w.c, heated towel rail, ceiling downlights.

## Bedroom 2

13'10" x 11'3" (4.22m x 3.43m )

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

## Bedroom 3

13'10" x 8'5" (4.22m x 2.57m)

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

## Low Maintenance Rear Garden

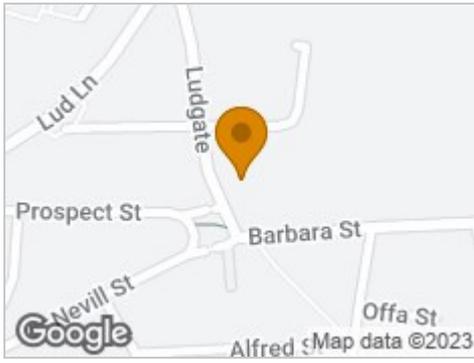
Substantial paved patio area, Astro turf with shrubs to borders, outbuildings.

## Frontage

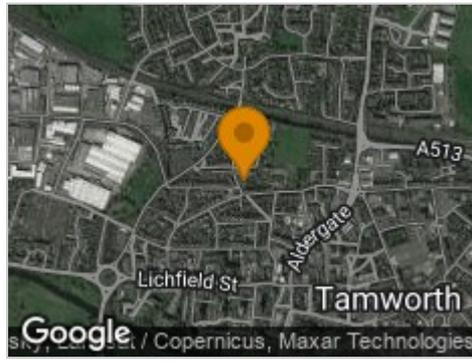
Block paved enclosed frontage.



## Road Map



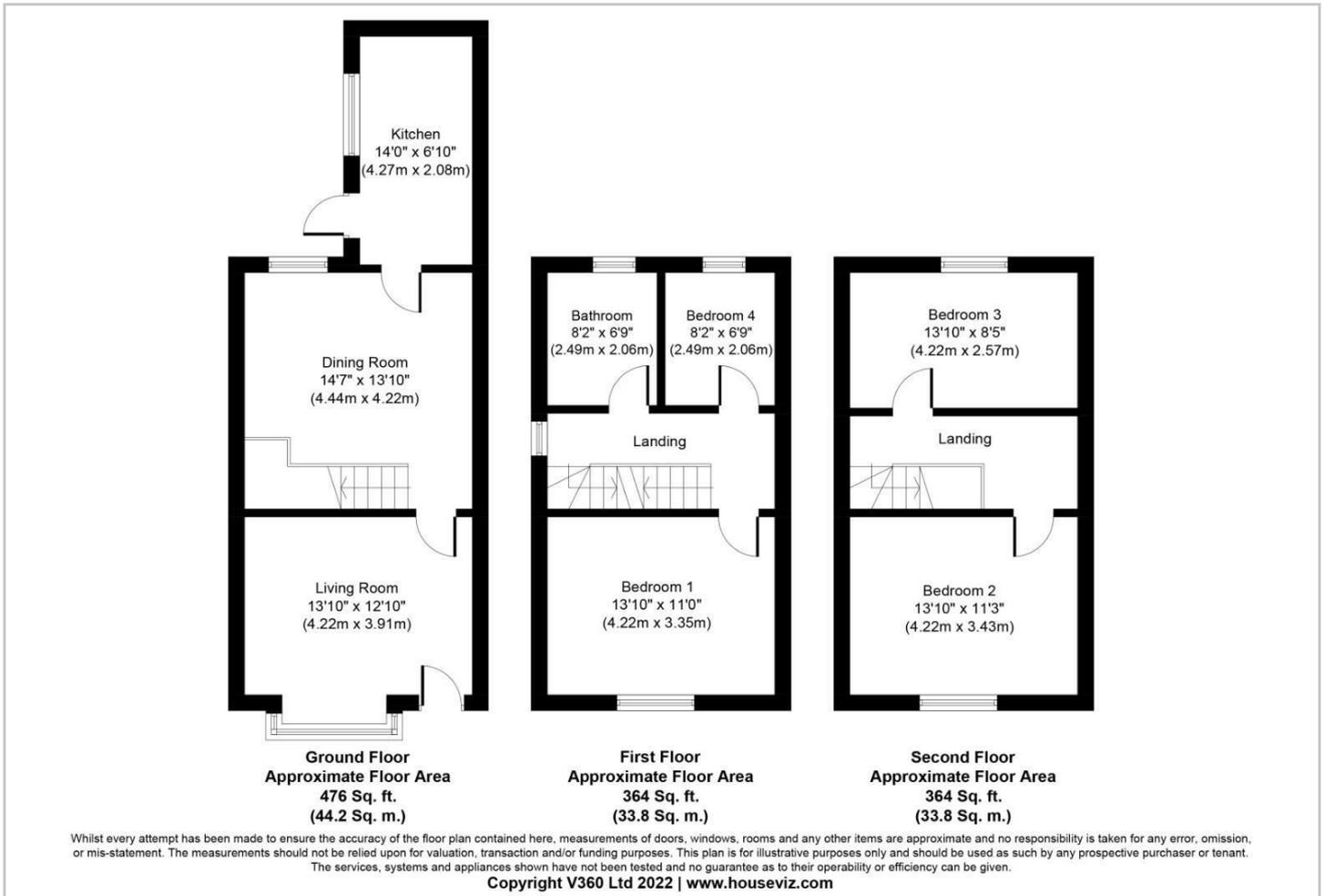
## Hybrid Map



## 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.