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271 Tamworth Road, Amington, Tamworth, B77 3DG



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**Asking Price £180,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming, two bedroom, semi-detached, canal-side home in the village location of Amington.

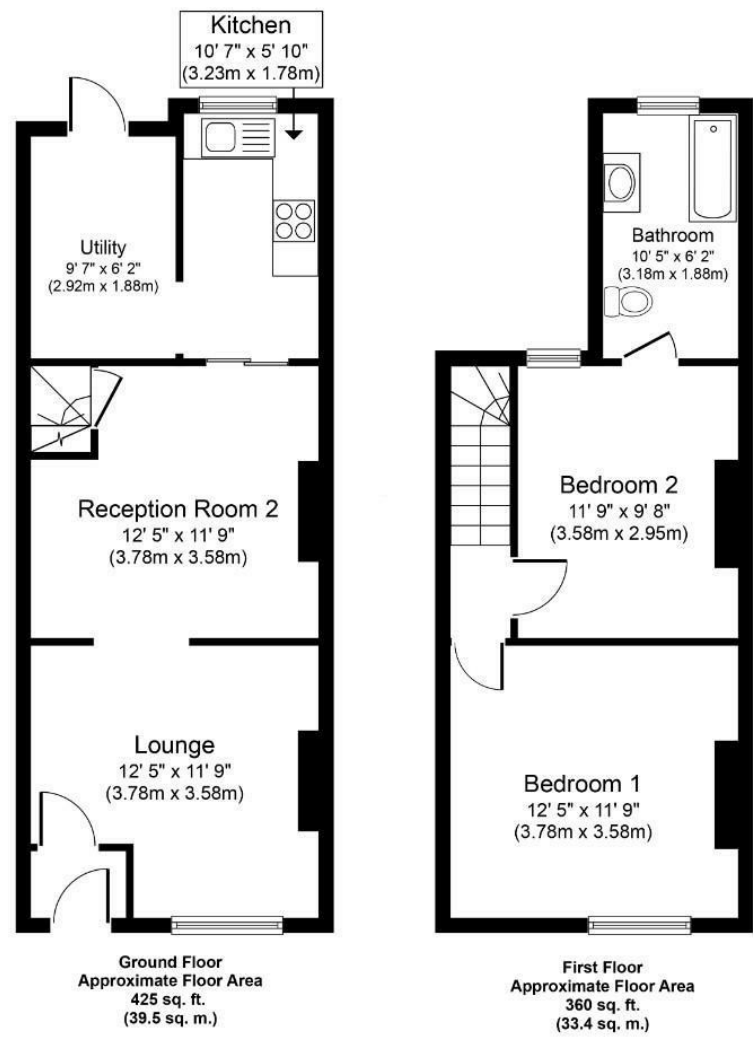
Situated in Amington village itself and close to excellent primary and secondary schools, and the local shops and amenities. The property is also conveniently located close to the main transport links as well as being on a bus route to Tamworth town centre.

In brief the property comprises, off-road parking to the front, a small entrance hallway, lounge, dining room, kitchen and separate utility room, two double bedrooms and a family bathroom.

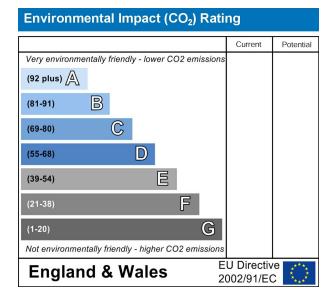
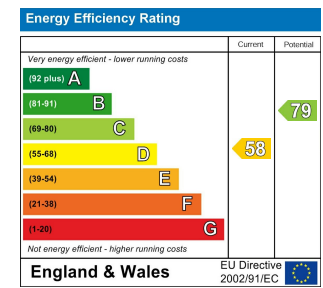
To the rear of the property is an extensive enclosed garden with a paved patio and lawned areas and backs on to the Coventry canal.

This is perfect opportunity for first time buyers searching for their first home or an ideal investment!

Viewing is highly recommended!



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.



### Lounge

12'5 x 11'9

Via a small entrance hallway, there is a double glazed window to the front, laminate flooring, a ceiling light, radiator and power points.

### Dining Room

12'5 x 11'9

Carpet to the flooring, ceiling light, decorative feature fireplace power points, stairs off the the first floor, and sliding door to the kitchen.

### Kitchen

5'10 x 10'7

Double glazed window to the rear, linoleum to the flooring, a range of wall and base units, electric oven and gas hob with extractor overhead. Space for other appliances. Ceiling light and power points and access into the utility room.

### Utility

9'7 x 6'2

Double glazed door to access the rear garden and small window. Linoleum to the flooring, ceiling light, under-counter space for appliances and storage cupboard which currently houses a combination boiler.

### Principal Bedroom

12'5 x 11'9

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

### Bedroom Two

9'8 x 11'9

Double glazed window to the rear carpet to the floor, ceiling light and radiator and power points. Access to the family bathroom.

### Bathroom

6'2 x 10'5

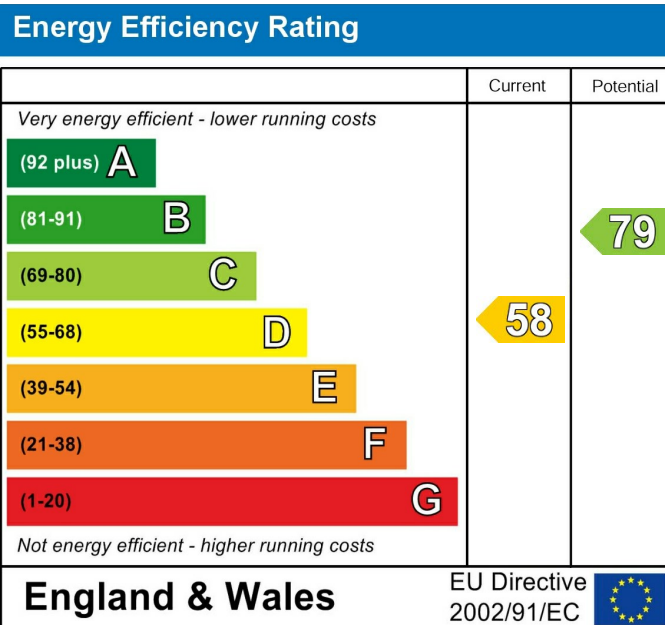
Double glazed window to the rear, linoleum to the flooring and part tiled walls. There is a 3 piece suite

comprising bathtub with shower overhead, low level flush WC, vanity unit with inset basin, ceiling light and radiator.

### External areas

To the front of the property is off road parking with a paved single driveway.

To the rear of the property is an extensive rear garden with a patio, lawned areas, timber shed and a variety of trees plants and shrubs. The garden also benefits from direct access to the Coventry canal at the rear of the garden.



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. 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.













