



HUNTERS[®]
HERE TO GET *you* THERE

75 Tamworth Road, Two Gates, Tamworth, B77 1EQ

75 Tamworth Road, Two Gates, Tamworth, B77 1EQ

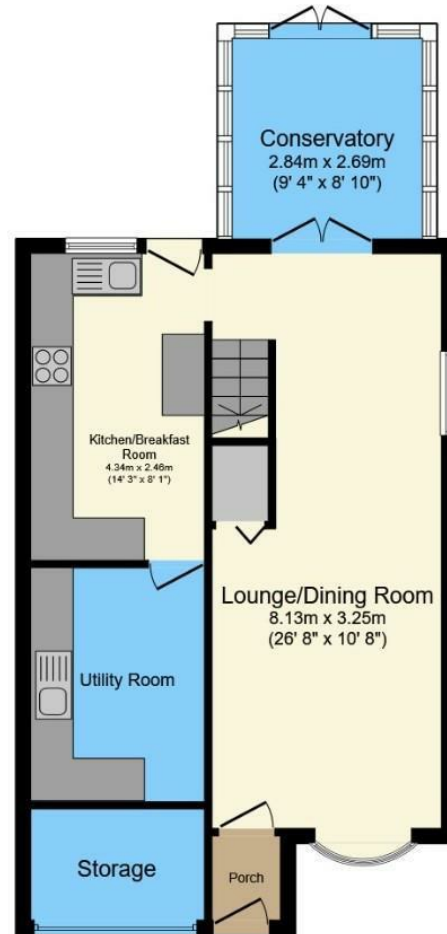
Asking Price £330,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE, this beautifully presented, modern detached, family home, which has been tastefully improved and modernised by the present owner.

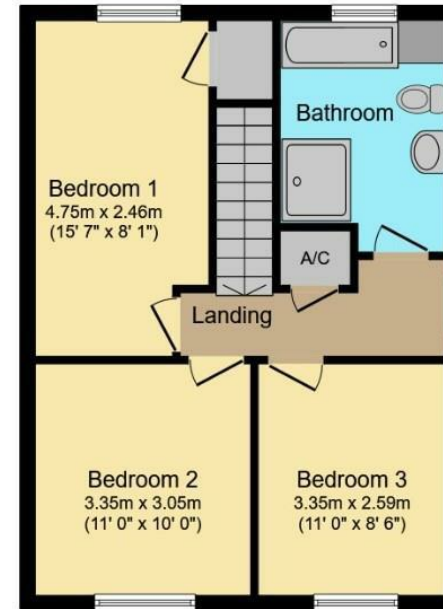
This property is superbly located along the Tamworth Road, Two Gates within walking distance away from Two Gates Primary School, perfect for families. This property benefits from being a short distance away from local amenities found within nearby town centre and Ventura Retail Park. The property is in close proximity to Wilnecote train station, which is perfect for commuters!

In brief, this property comprises: An entrance hall, lounge/dining room, kitchen, conservatory, a previous garage converted into a utility room and storage space, three double bedrooms, a family bathroom and an enclosed garden. To the front the property has a Driveway with parking for multiple vehicles.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



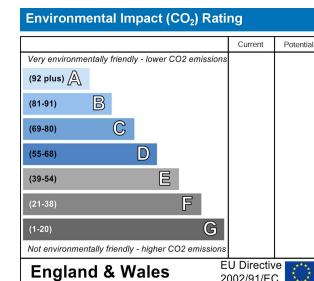
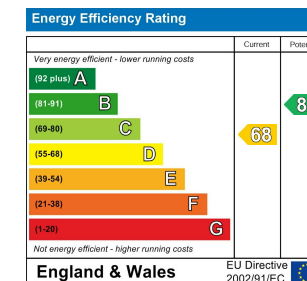
Ground Floor



First Floor

Total floor area 107.7 m² (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Frontage

Driveway with parking for multiple vehicles.

Lounge/ dining room

26'8" x 10'8"
Wood effect laminate flooring, radiator, double glazed bay window to front, built in cupboard, double glazed window to side, down lights.

Kitchen

14'3" x 8'1"
Wood effect laminate flooring, wall and base units, built in oven and microwave, built in hob, down lights, splash backs, radiator

Utility

Tiled effect laminate flooring, plumbing for washing machine, stainless steel sink and drainer, splashbacks, heated towel rail, down lights, power points

Conservatory

9'4" x 8'10"
Wood effect laminate flooring, double doors to garden, radiator, power points, down lights.

Bedroom 1

15'7" x 8'1"
Carpeted flooring, double glazed window to front, power points, radiator

Bedroom 2

11'0" x 10'0"
Carpeted flooring, double glazed window to rear, power points, radiator, built in cupboard

Bathroom

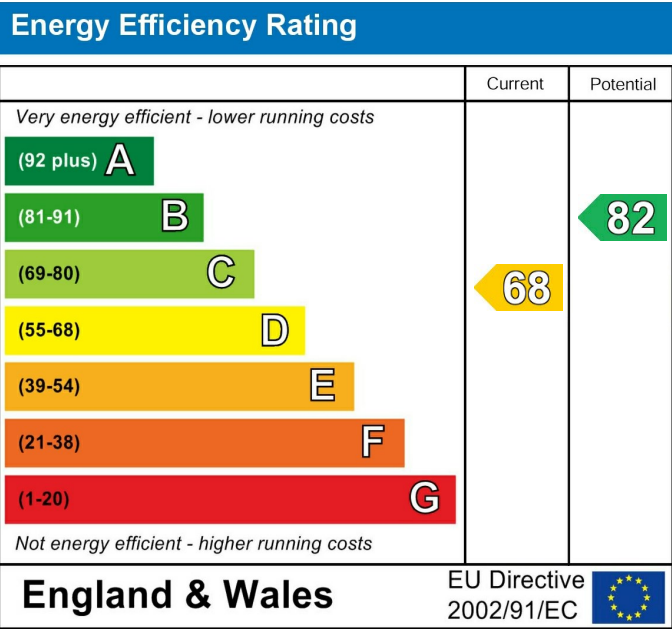
Walk in shower, tile effect vinyl flooring, part tiled walls, bath, double glazed window to rear, sink and vanity, heated towel rail, down lights, low flush WC

Bedroom 3

11'0" x 8'6"
Carpeted flooring, double glazed window to front, power points, radiator

Garden

Paved patio, lawn, mature borders, shed with power.



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.





