



**HUNTERS**<sup>®</sup>  
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37 Ragley Close, Tamworth, B79 7SW

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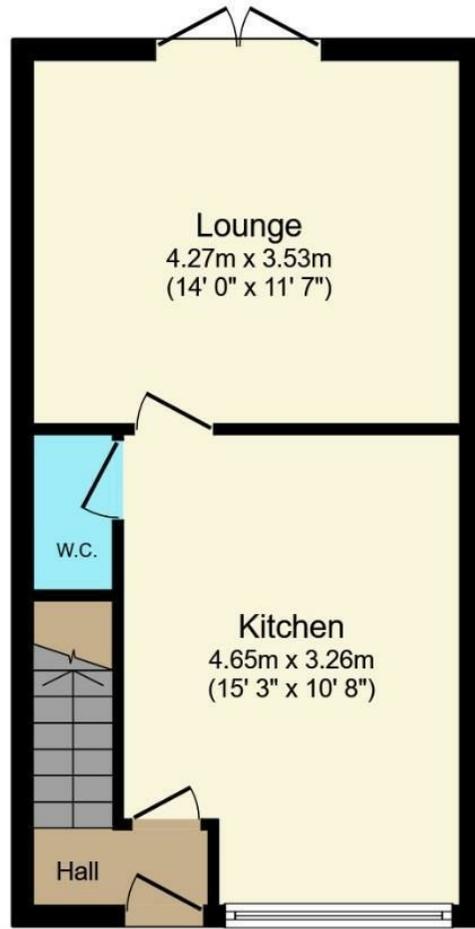
Asking Price £268,000

HUNTERS OF TAMWORTH are delighted to offer FOR SALE this beautifully presented two bedroom semi-detached home! Located in the highly sought after North side of Tamworth location within close proximity to Tamworth town centre, local shops, amenities and transport links perfect for first time buyers, investors and those looking to downsize.

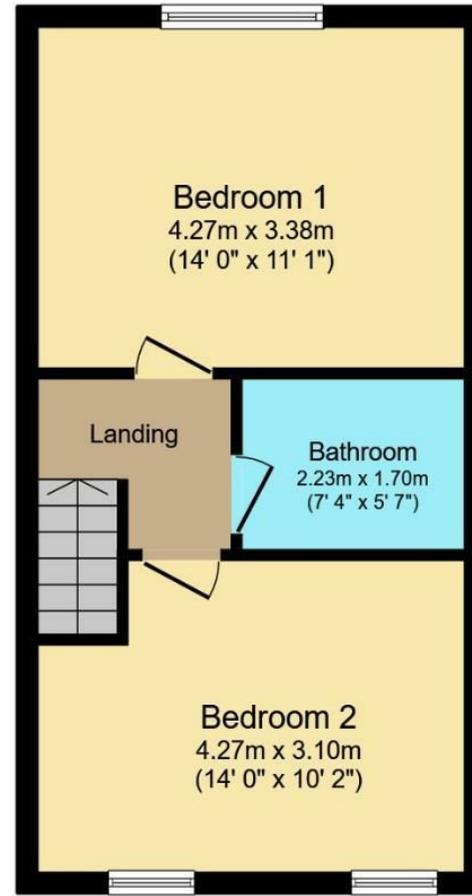
In brief the property comprises; Kitchen diner, lounge, downstairs w/c, two double bedrooms and a family bathroom. To the rear of the property is an enclosed garden. The property also benefits from a wired alarm.

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!

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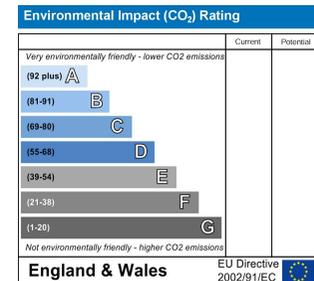
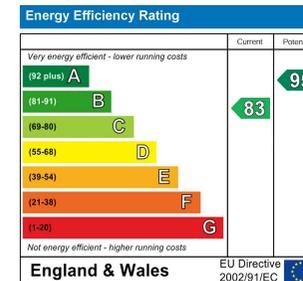


**Ground Floor**



**First Floor**

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](http://www.focalagent.com)



## Frontage

Block paved driveway.

## Kitchen/Breakfast Room

15'3 x 10'8

Wood effect flooring, double glazed window to front, wall and base units, built in oven and hob, radiator, plumbing for washing machine, sink and drainer, tiled splash back, ceiling light, power points and radiator.

## Living Room

14 x 11'7

Carpeted flooring, double doors to garden, ceiling light, radiator and power points.

## Downstairs WC

Wood effect flooring, low flush WC, ceiling light, hand wash basin, radiator and extractor fan.

## Principal Bedroom

14 x 11'1

Carpeted flooring, double glazed window to rear, ceiling light, power points and radiator.

## Bedroom Two

14 x 10'2

Carpeted flooring, double glazed window to front, ceiling light, radiator and power points.

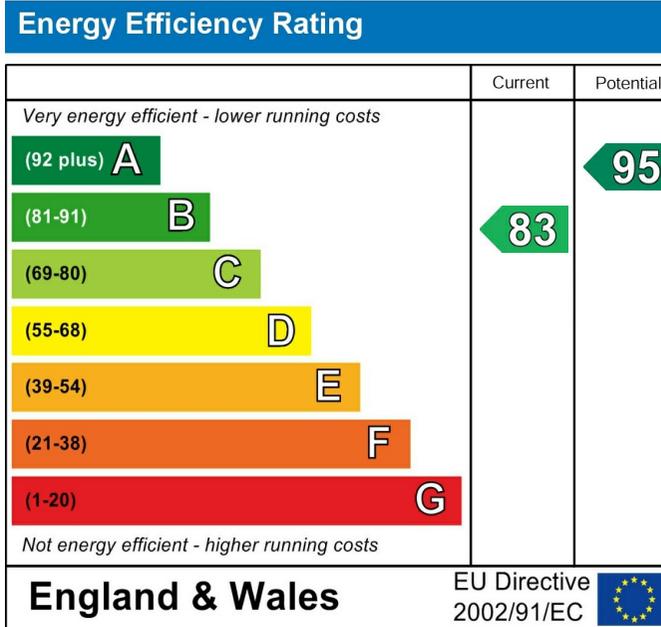
## Bathroom

7'4 x 5'7

Wood effect flooring, bath with shower over, heated towel rail, sink and vanity unit, low flush WC, part tiled walls, downlights and extractor fan.

## Garden

Paved patio area and lawn.



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.

