

HUNTERS®

HERE TO GET *you* THERE



Troon

Tamworth, B77 4RB

Offers In The Region Of £475,000



Council Tax: E



38 Troon

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Entrance Hall

Carpeted flooring, stairs to first floor and power points.

Living Room

13'5 x 15'10 (4.09m x 4.83m)

Carpeted flooring, feature fire place, radiator, double doors to dining room, double glazed bay window to front and a ceiling light.

Kitchen

9' x 10'9 (2.74m x 3.28m)

Wall and base units, built in cupboard, double glazed window to rear, stainless steel sink and drainer, tiled splash back, power points, radiator and ceiling light.

Dining Room

11' x 10'2 (3.35m x 3.10m)

Carpeted flooring, patio doors to conservatory, radiator, ceiling lights and power points.

Utility

7'10 x 10'9 (2.39m x 3.28m)

Base units, plumbing for washing machine, sink, door to garden, double glazed window to rear and radiator.

WC

Carpeted flooring, double glazed window to side, low flush WC, hand wash basin and radiator.

Conservatory

11 x 10'8 (3.35m x 3.25m)

Carpeted flooring, double doors to garden, ceiling light and fan.

Principal Bedroom

13'6 x 9'5 (4.11m x 2.87m)

Carpeted flooring, built in wardrobe, double glazed window to front and radiator.

En-Suite

Tiled effect laminate flooring, tiled walls, radiator, double glazed window to front, low flush WC, sink and walk in shower.

Bedroom Two

8' x 13'2 (2.44m x 4.01m)

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

Bedroom Three

9'1 x 10' (2.77m x 3.05m)

Carpeted flooring, double glazed window to rear, built in wardrobe, power points and radiator.

Bedroom Four

8'8 x 6'5 (2.64m x 1.96m)

Carpeted flooring, built in wardrobe, double glazed window to rear, power points and radiator.

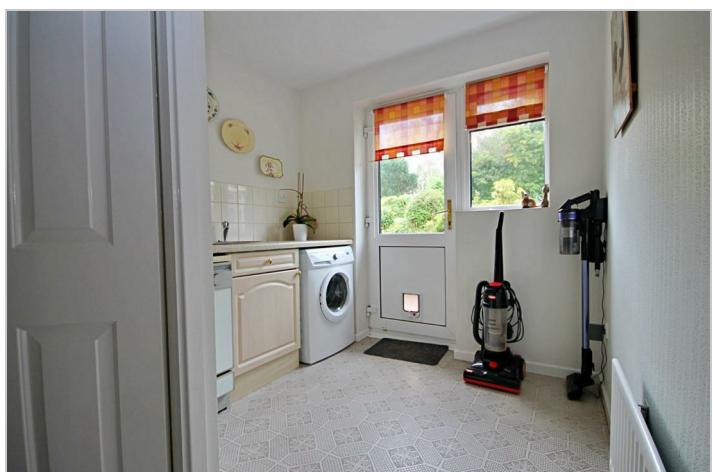
Bathroom

Tiled effect laminate flooring, tiled walls, bath, heated towel rail, low flush WC, sink, double glazed window to side and a built in cupboard.

Double Garage

16' x 16'5 (4.88m x 5.00m)

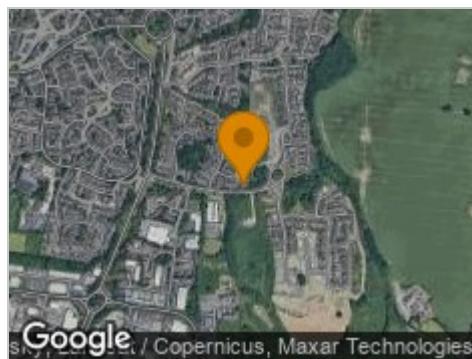
Two up and over doors, power points, ceiling light and door to the garden.



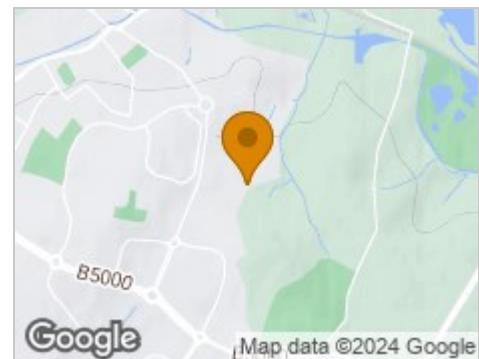
Road Map



Hybrid Map



Terrain Map



Floor Plan

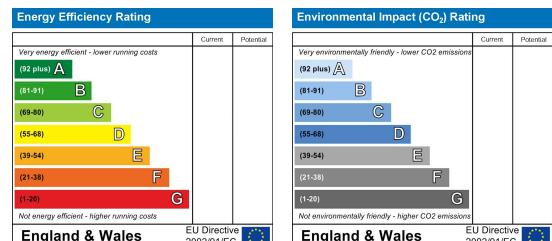


Whilst every attempt has been made to ensure the accuracy of the floor plan, orientation, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements and details should be relied upon for liaison, 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.

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.