



HUNTERS®
HERE TO GET *you* THERE

85 Coronation Avenue, Mile Oak, Tamworth, B78 3NN

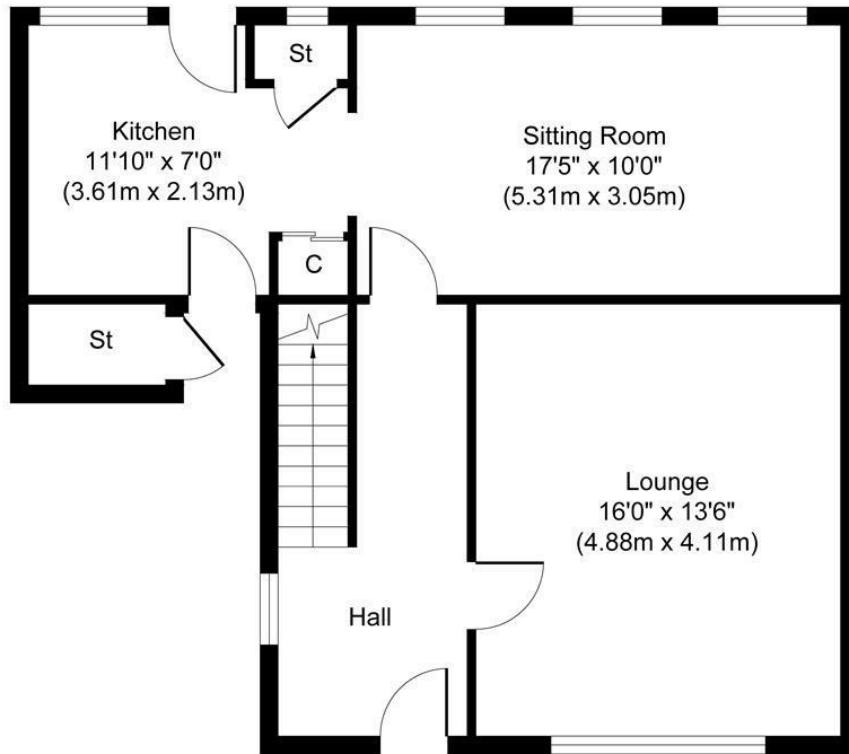
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Offers Over £200,000

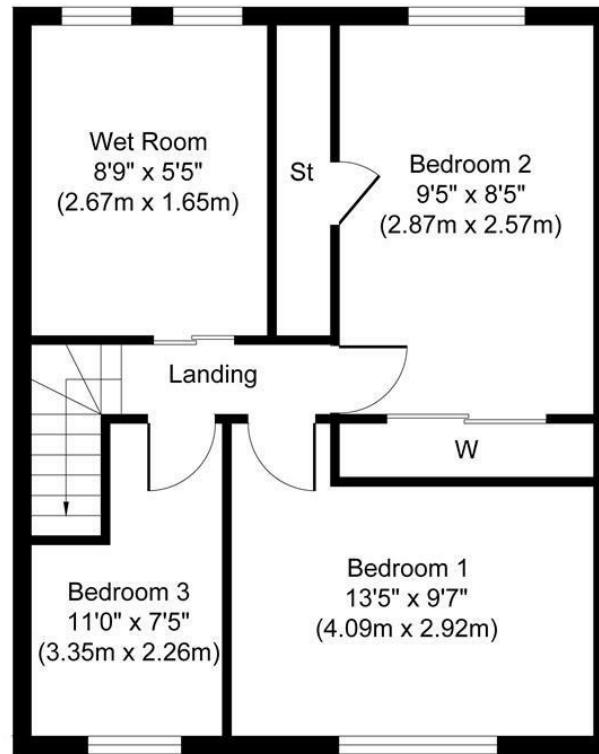
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this three bedroom, semi detached, family home WITH NO ONWARD CHAIN located in the popular area of Mile Oak in Tamworth.

This property benefits from being in close proximity to transport links and local amenities. There is access to the A5 and M42 which is perfect for commuters. The property is placed in the catchment area to excellent schools.

In brief, this property comprises; An entrance hall, lounge, sitting room, kitchen, three bedrooms, a wet room and an enclosed garden. To the rear is a parking space. To the front is private access to the property surrounded by mature shrubs and a lawn.



Ground Floor
Approximate Floor Area
658 sq. ft
(61.13 sq. m)



First Floor
Approximate Floor Area
549 sq. ft
(50.96 sq. m)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Front

Private access, mature borders, lawn

Entrance hall

10' x 7'

Wood effect laminate flooring, double glazed window to side, stairs to first floor, power points, radiator

Lounge

13'6" x 10'

Carpeted flooring, feature fireplace, double glazed window to rear, power points, radiator

Sitting room

17'5" x 10'

Carpeted flooring, double glazed window to rear, feature fireplace, power points, radiator

Kitchen

11'10" x 7'

Wall and base units, door to garden, double glazed window to rear, power points, built in cupboard

Bedroom 1

13'5" x 9'7"

Double glazed window to front, fitted wardrobes, power points, radiator

Bedroom 2

9'5" x 8'5"

Double glazed window to rear, power points, radiator

Wetroom

8'9" x 5'5"

Tiled walls, double glazed window to rear, low flush WC, shower, sink, extractor fan, radiator

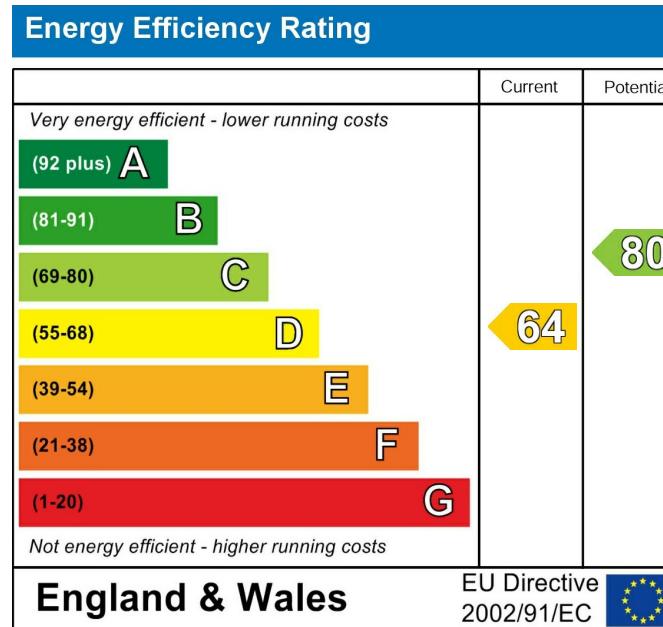
Bedroom 3

11' x 7'5"

Carpeted flooring, double glazed window to front, power points

Rear

parking space, mature shrubs, wooden outbuildings



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.





