

HUNTERS[®]

HERE TO GET *you* THERE



Lillingstone Avenue

Tamworth, B79 8FD

Asking Price £350,000



Council Tax: D



1 Lillingstone Avenue

Tamworth, B79 8FD

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Frontage

Driveway, lawn and shrubs.

Entrance Hall

Wood effect laminate flooring, power points and ceiling light.

Living Room

18'5 x 10'2 (5.61m x 3.10m)

Wood effect laminate flooring, double glazed window to front, patio doors to garden, power points, radiator and ceiling light.

Kitchen/Dining Room

18'5 x 9'4 (5.61m x 2.84m)

Wood effect laminate flooring, double glazed window to side and front, ceiling light, radiator, power points, wall and base units, stainless steel sink and drainer, built in oven & hob and extractor fan.

Utility Room

5'7 x 4'2 (1.70m x 1.27m)

Wood effect laminate flooring, door to garden, plumbing for washing machine, base units, ceiling light and radiator.

WC

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

Bedroom One

18'5 x 10'5 (5.61m x 3.18m)

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

En-suite

8'2 x 3'3 (2.49m x 0.99m)

Wood effect laminate flooring, double glazed window to side, part tiled walls, walk in shower, extractor, hand wash basin and low flush WC.

Bedroom Two

10'7 x 8'4 (3.23m x 2.54m)

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

Bedroom Three

9'2 x 7'7 (2.79m x 2.31m)

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

Bathroom

7'1 x 6'2 (2.16m x 1.88m)

Wood effect laminate flooring, double glazed window to front, part tiled walls, bath, hand wash basin, low flush WC, radiator and extractor fan.

Garden

Paved patio, lawn and shrubs.

Garage

Up and over door, ceiling light and power points.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor
Floor area 46.7 sq.m. (502 sq.ft.)

First Floor
Floor area 46.7 sq.m. (502 sq.ft.)

Total floor area: 93.3 sq.m. (1,005 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](#)

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.