



South View,

- NO ONWARCH CHAIN
- POPULAR LOCATION
- CLOSE TO NATURE RESERVE

- THREE BEDROOMS
- CLOSE TO COMMUTER ROUTES
- PART EXCHANGE AVAILABLE UPON OFFERING!

Offers In Excess Of £239,950

HUNTERS®
HERE TO GET *you* THERE

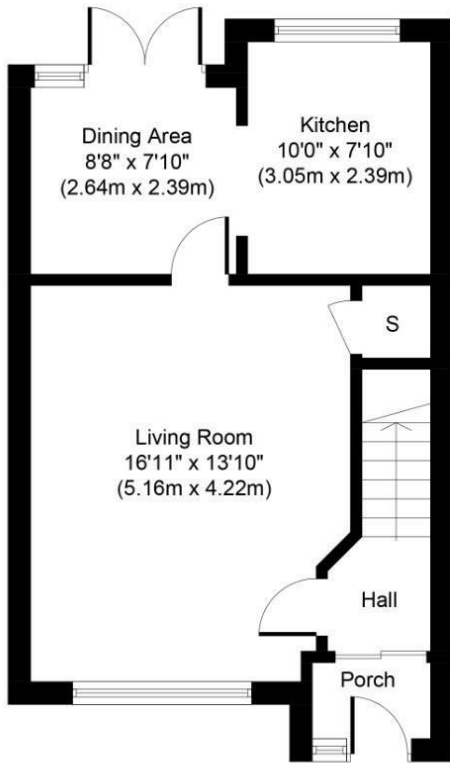
South View,

DESCRIPTION

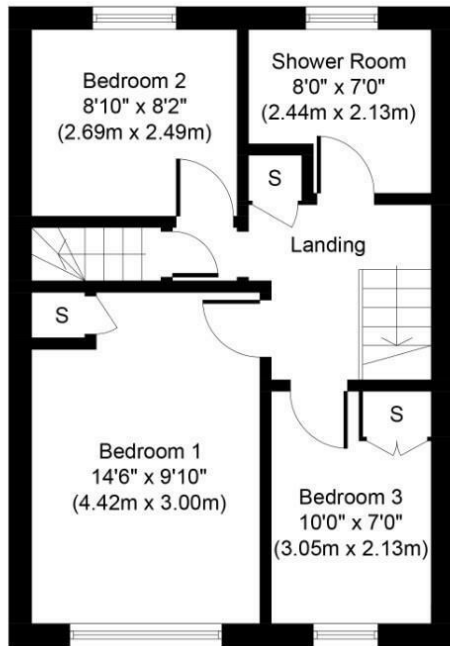
PART EXCHANGE AVAILABLE UPON OFFERING! For sale with NO ONWARD CHAIN is this charming three bedroom semi detached property located within the ever popular area of Kingsbury. Within close proximity to the Nature Reserve and additional rural walks, the property offers great potential for families looking for their next home. In brief the property comprises; entrance porch with stairs leading to first floor, generous sized living room, kitchen and dining area. To the first floor can be found 3 bedrooms and a shower room. This property also benefits from a attic providing that all important extra space. The rear garden has a large paved area leading to a lawn with an brick built outbuilding to the rear of the garden. To the front you will find a tarmacked driveway to the side of the property which will allow parking for multiple vehicles.



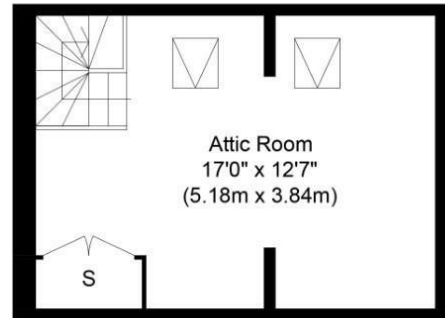




Ground Floor
Approximate Floor Area
469 Sq. ft.
(43.6 Sq. m.)



First Floor
Approximate Floor Area
441 Sq. ft.
(41.0 Sq. m.)



Attic
Approximate Floor Area
217 Sq. ft.
(20.2 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.

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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.

6 Victoria Road, Tamworth, B79 7HL
Tel: 01827 66277 Email:
tamworth@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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