

HUNTERS[®]

HERE TO GET *you* THERE



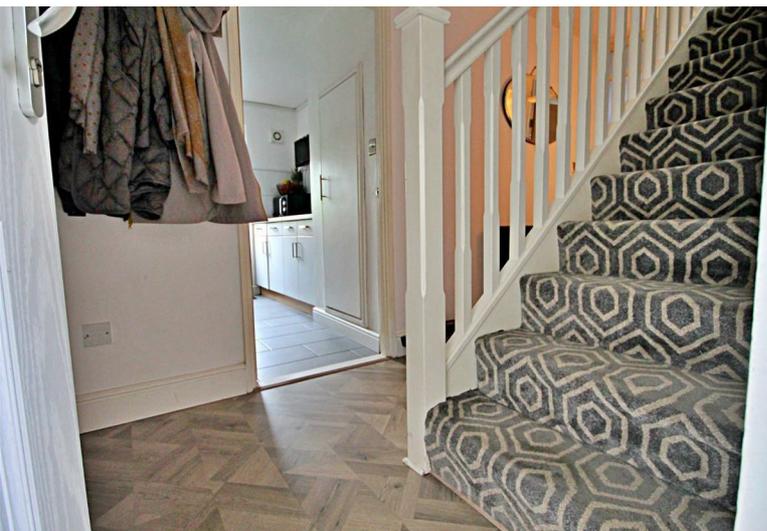
Cambrian

Tamworth, B77 2EF

Offers Over £170,000



Council Tax: A



83 Cambrian

Tamworth, B77 2EF

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LIVING ROOM

16' x 15' (4.88m x 4.57m)

wood effect laminate flooring, door to garden, double glazed window to rear, radiator, power points

KITCHEN

10'3" x 9'7" (3.12m x 2.92m)

porcelain tiled flooring, built in cupboard, a range of modern wall and base units, door to garden, double glazed window to the rear, plumbing for washing machine, tiled splash backs, power points, radiator,

GARAGE

up and over door, power point, lighting

PRINCIPAL BEDROOM

13' x 12' (3.96m x 3.66m)

carpeted, double glazed window to rear, power points, radiator

BEDROOM TWO

12'5" x 9'7" (3.78m x 2.92m)

carpeted, double glazed window to rear, power point, radiator

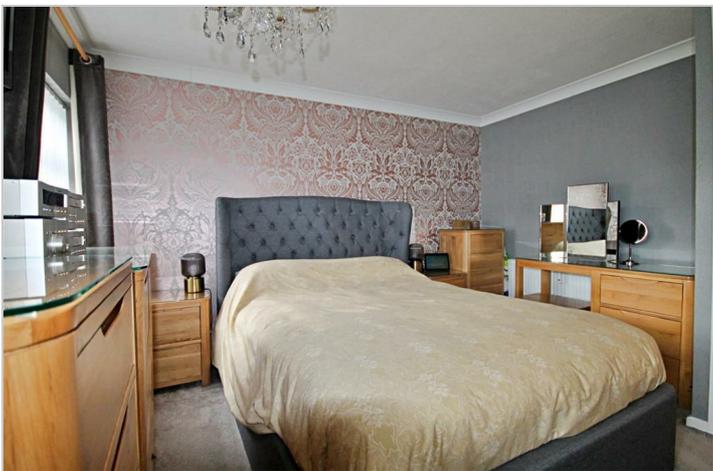
BATHROOM

6' x 6' (1.83m x 1.83m)

built in cupboard, double glazed window to front, sink with vanity unit, bath with shower over, low flush WC, radiator, part tiled walls

GROUND FLOOR WC

low flush WC, wash hand basin



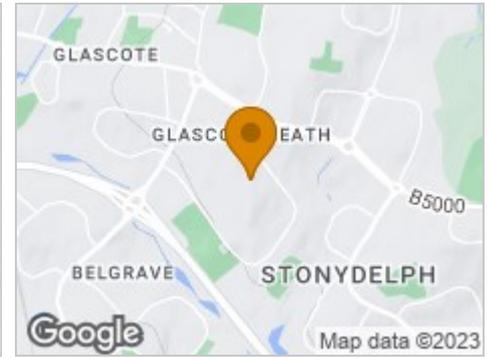
Road Map



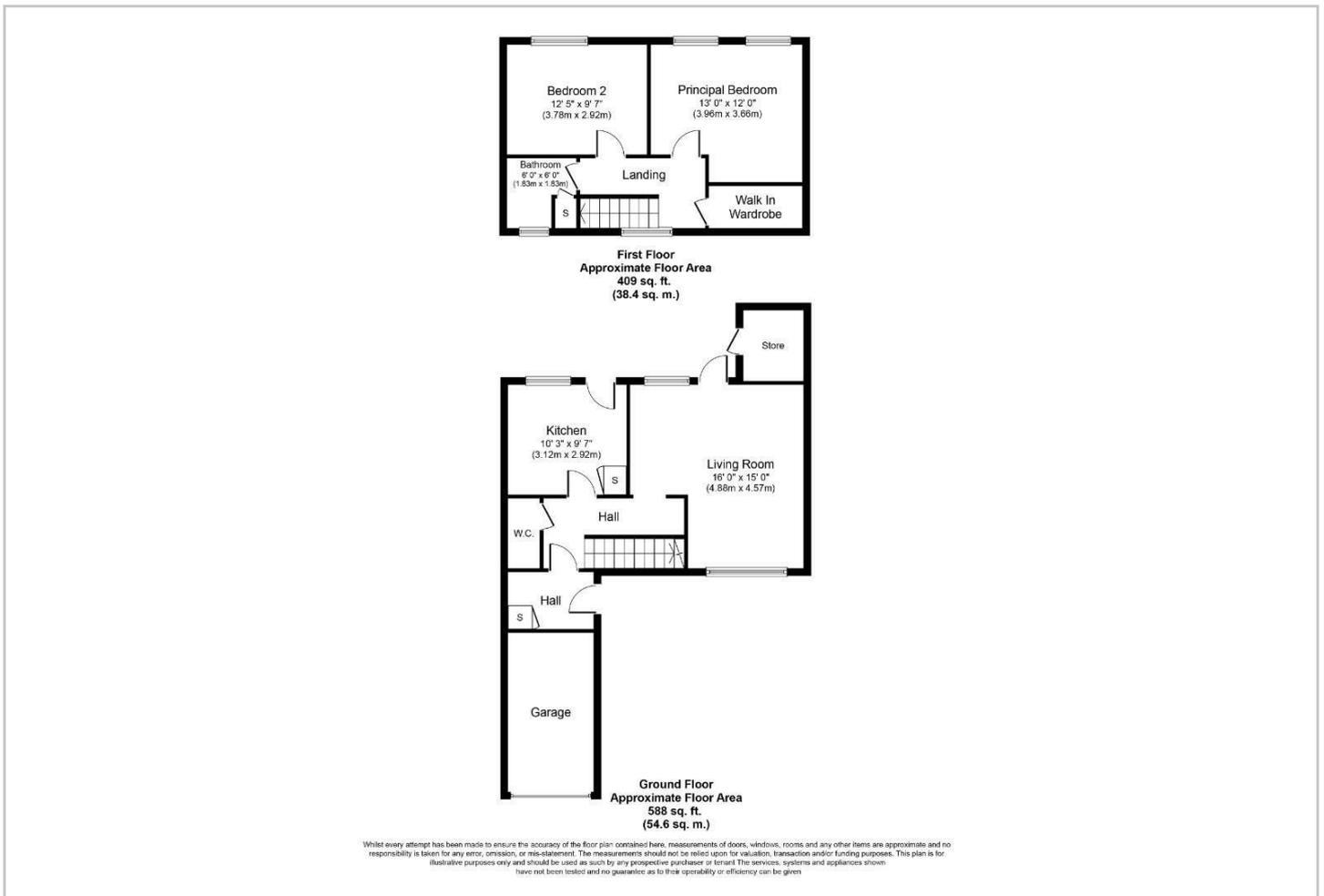
Hybrid Map



Terrain Map



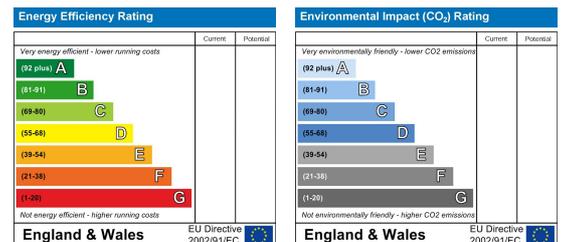
Floor Plan



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.