



**HUNTERS®**

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**Flat 11 Tame Court Lichfield Street, Tamworth, B79 7QD**

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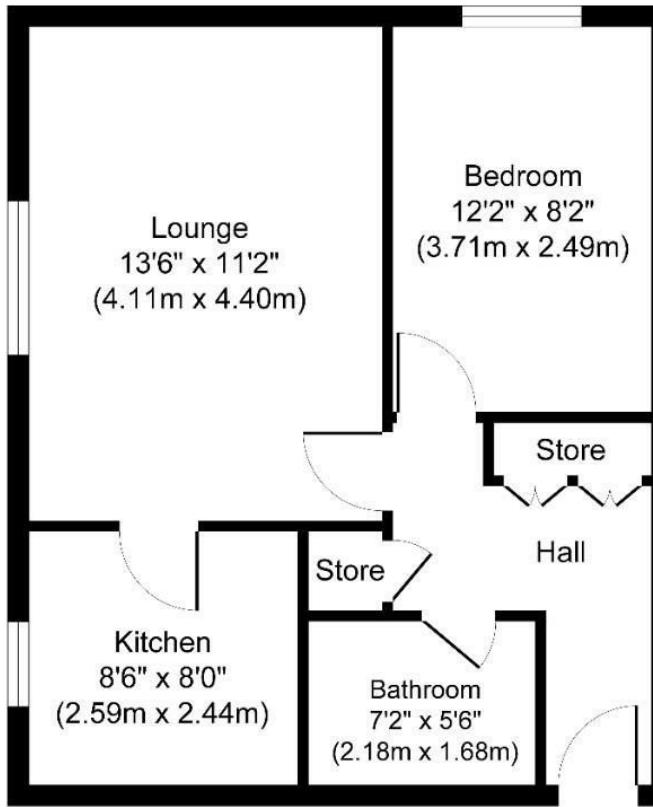
**By Auction £50,000**

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £50,000 \* BIDDING CLOSES 27 MAY 3PM \* FEES APPLY \* REGISTER YOUR INTEREST AT [HUNTERS.COM](http://HUNTERS.COM) SELECT AUCTIONS

HUNTERS OF TAMWORTH are offering FOR AUCTION with NO ONWARD CHAIN this one bedroom apartment located in the town centre of Tamworth.

This property benefits from being in close proximity to local amenities, transport links including Tamworth train station, Perfect for Commuters! This property needs modernisation throughout and is perfect for investors!

In brief, this property comprises; An entrance hall, lounge, bedroom, kitchen and bathroom.



**Approximate Floor Area  
471 sq. ft  
(43.75 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		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	76	
(81-91)	B	61	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

**Bathroom**

7'2" x 5'6"

Bath, sink, low flush w/c, heated towel rail, extractor.

**Kitchen**

8' x 8'6"

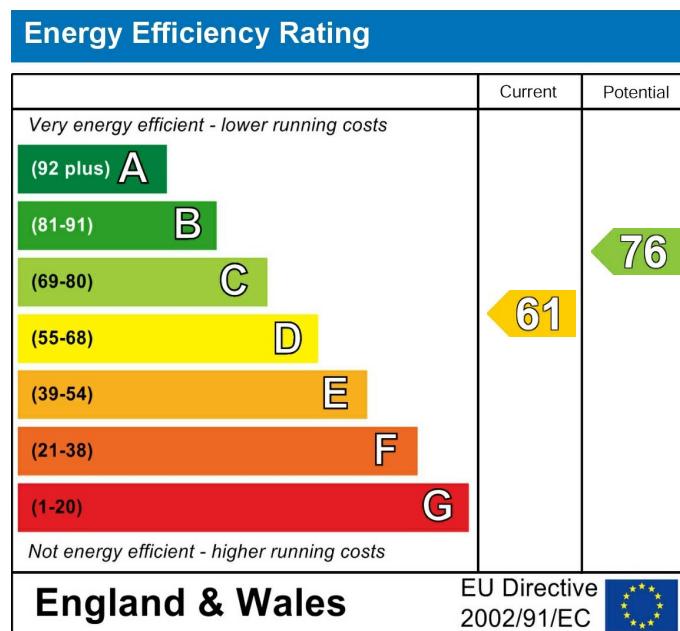
Double glazed windows to front, wall and base units, stainless steel sink and drainer, tiled splash back, power point, radiator.

**Lounge**

Double glazed windows to front, carpet, power points.

**Bedroom**

Double glazed windows to side, power point, carpet.



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.

