

# HUNTERS®

HERE TO GET *you* THERE



## Furness

Glascote, Tamworth, B77 2QQ

Asking Price £260,000



Council Tax: C



# 65 Furness

Glascote, Tamworth, B77 2QQ

Asking Price £260,000



## Frontage

Driveway with parking for multiple vehicles

## Lounge

12' 8" x 10' 8" (3.66m 2.44m x 3.05m 2.44m)  
Wood effect laminate flooring, double glazed bay window to front, feature fireplace with multi fuel fire and surround, power points

## Kitchen

14' 10" x 9' 11" (4.27m 3.05m x 2.74m 3.35m)  
Ceramic tiled flooring, double glazed window to rear, part tiled walls, wall and base units, built in oven and hob, integrated dishwasher, plumbing for washing machine, built in cupboard, electric heater

## Utility

10' 5" x 7' 5" (3.05m 1.52m x 2.13m 1.52m)  
Ceramic tiled flooring, base units, door to garden, plumbing for washing machine, power points

## Downstairs WC

Ceramic tiled flooring, ceiling light, low flush WC

## Bedroom One

15' 1" x 8' 6" (4.57m 0.30m x 2.44m 1.83m)  
Carpeted flooring, double glazed window to front, electric heater, power points

## Bedroom Two

8' 10" x 7' 8" (2.44m 3.05m x 2.13m 2.44m)  
Carpeted flooring, double glazed window to rear, electric heater, power points

## Bedroom Three

7' 8" x 5' 10" (2.13m 2.44m x 1.52m 3.05m)  
Carpeted flooring, double glazed window to rear, radiator, power points

## Bathroom

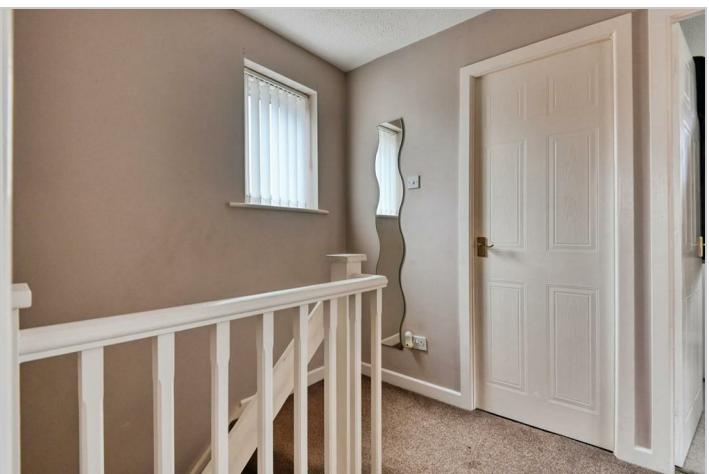
6' 2" x 5' 6" (1.83m 0.61m x 1.52m 1.83m)  
Double glazed window to side, part tiled walls, low flush WC with sink and vanity unit, bath with shower overhead, extractor fan

## Garage

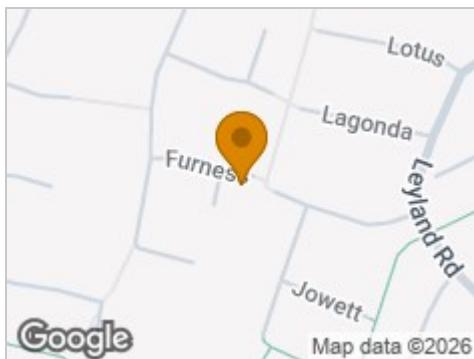
9' 1" x 7' 5" (2.74m 0.30m x 2.13m 1.52m)  
Reduced garage to convert to the utility room, up and over door, ceiling light, power points

## Garden

Enclosed garden with paved patio and lawn



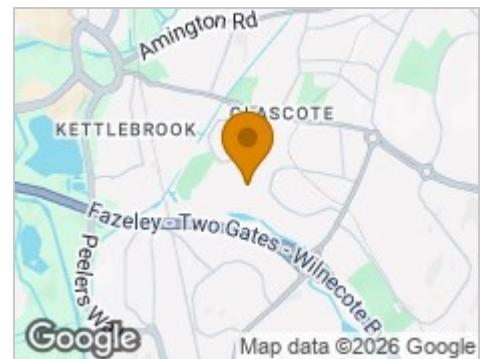
## Road Map



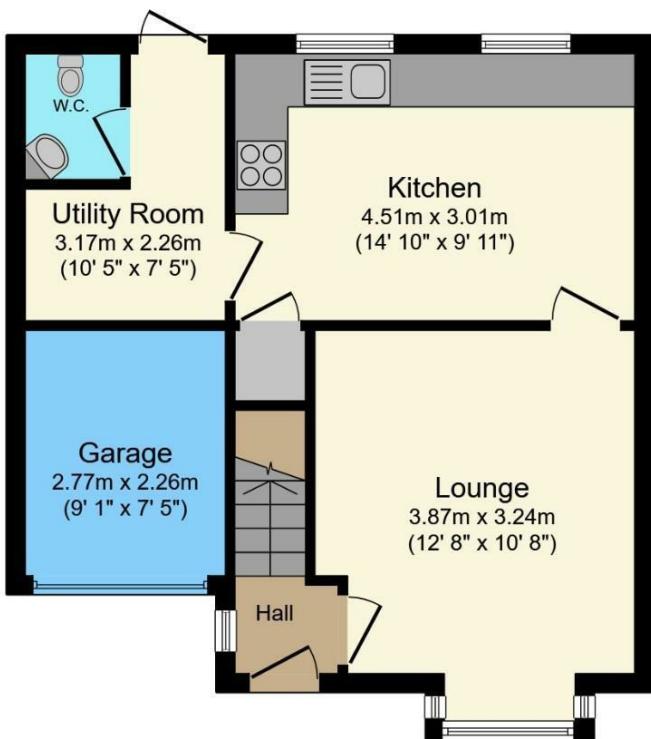
## Hybrid Map



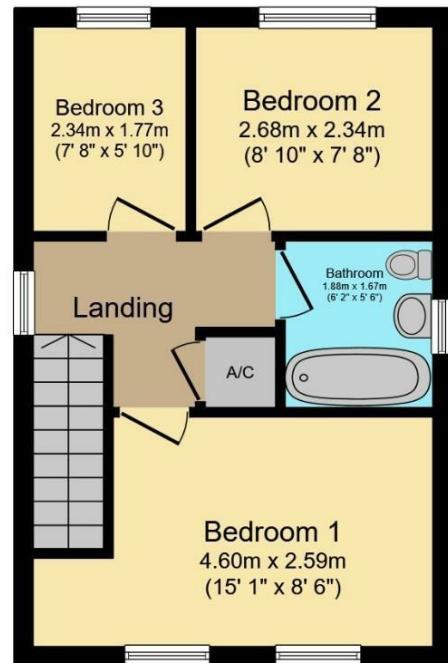
## Terrain Map



## Floor Plan



**Ground Floor**



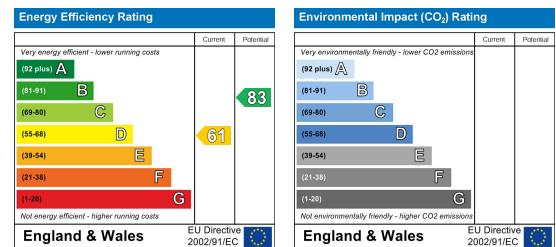
**First Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

## 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.