



The Hills, Warton, Tamworth

Price Guide £295,000

- Rare Purchase Of A Modern Detached Bungalow
- Fully Fitted Breakfast Kitchen
- Driveway To The Front
- Council Tax Band D
- Two Generously-Sized Bedrooms
- Shower Room/WC
- Freehold
- Spacious Lounge/Dining Room
- Low Maintenance Rear Garden
- EPC Rating B

30 The Hills, Tamworth B79 0JF

Calders Residential are pleased to offer this rare opportunity to purchase this modern, detached bungalow located in a quiet cul-de-sac. The property is located in the picturesque location of Warton which includes plentiful amenities. Warton offers essential amenities, including local shops, pubs, a post office, a village hall, a primary school, a church, and nearby outdoor recreational areas.

The property boasts a spacious lounge/dining room with French doors, fully fitted breakfast kitchen, two generously-sized bedrooms and a stylish shower room/WC. The main bedroom benefits from fitted cupboards.

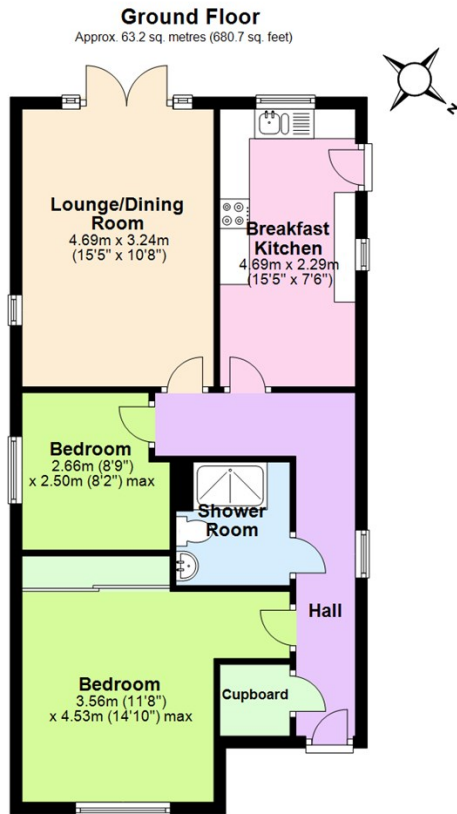
Outside, to the front there is a driveway to the front which provides off-street parking. To the rear there is low maintenance rear garden which is ideal for garden furniture and also includes space for multiple sheds.



Council Tax Band: D







Total area: approx. 63.2 sq. metres (680.7 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

D