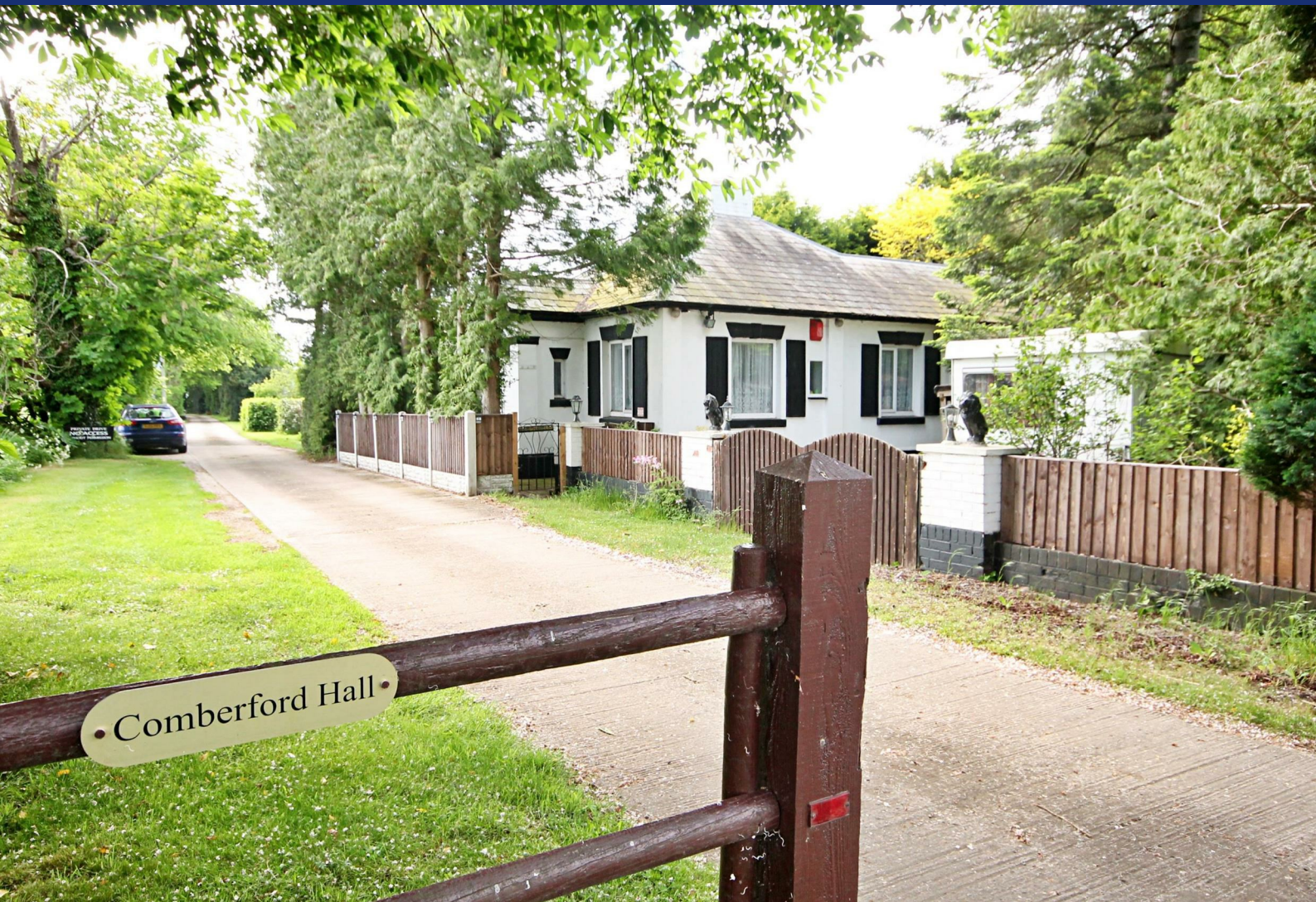


# HUNTERS®

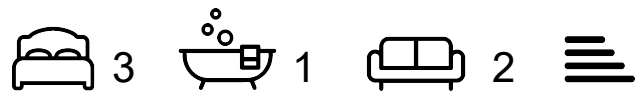
HERE TO GET *you* THERE



Elford Road

Tamworth, B79 9BB

Offers Over £450,000



Council Tax:



# The Lodge Elford Road

Tamworth, B79 9BB

Offers Over £450,000



## Living Room

double glazed window to front and rear, wall lights, power points, radiator, door to garden

## Kitchen

double glazed window to front, wood effect laminate flooring, a range of wall and base units, built in oven and hob, tiled splashbacks, power points, radiator

## Sitting Room

double glazed bay window to rear, feature fireplace, radiator wood effect laminate flooring

## Study

double glazed window to front, carpet, power points, radiator.

## Conservatory

sliding doors to front

## Bedroom 1

double glazed window to front and side, carpet, power points, radiator

## Bedroom 2

double glazed window to side, carpet, power points, radiator

## Bedroom 3

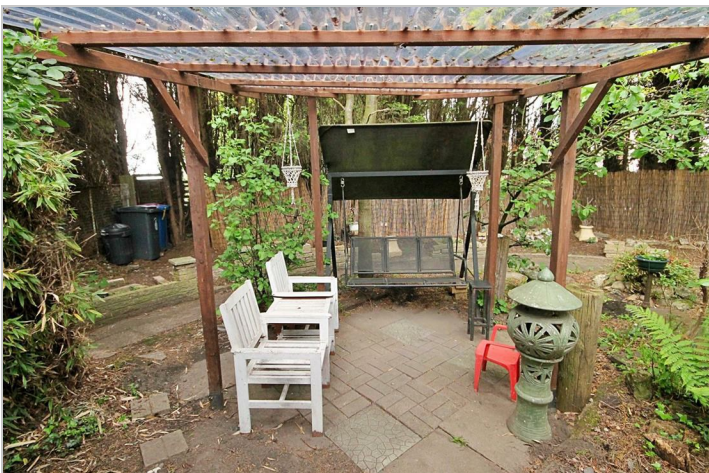
double glazed window to side, carpet, power points, radiator

## Bathroom

low flush wc, bath with shower overhead, s

## Study.

Study



## Road Map



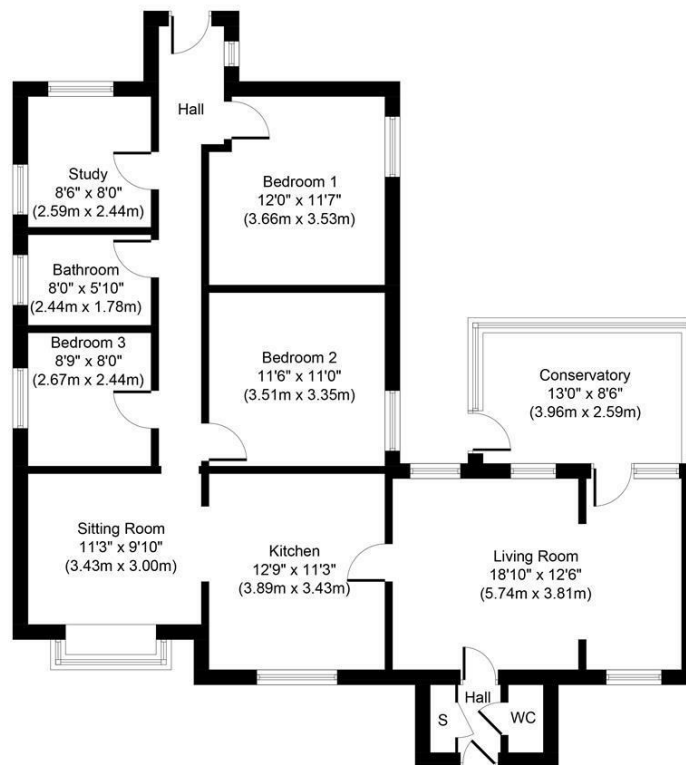
## Hybrid Map



## Terrain Map



## Floor Plan



Approximate Floor Area  
1272 Sq. ft.  
(118.2 Sq. m.)

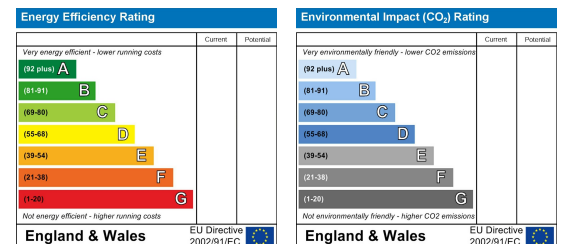
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

## 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.