



Willoughby Road, Tamworth

- LINK DETACHED
- WELL MAINTAINED
- SOUGHT AFTER LOCATION

- THREE BEDROOMS
- EXCELLENT SCHOOL CATCHMENT AREA

Tenure: Freehold

Or Nearest Offer £305,000

HUNTERS[®]
HERE TO GET *you* THERE

Willoughby Road, Tamworth

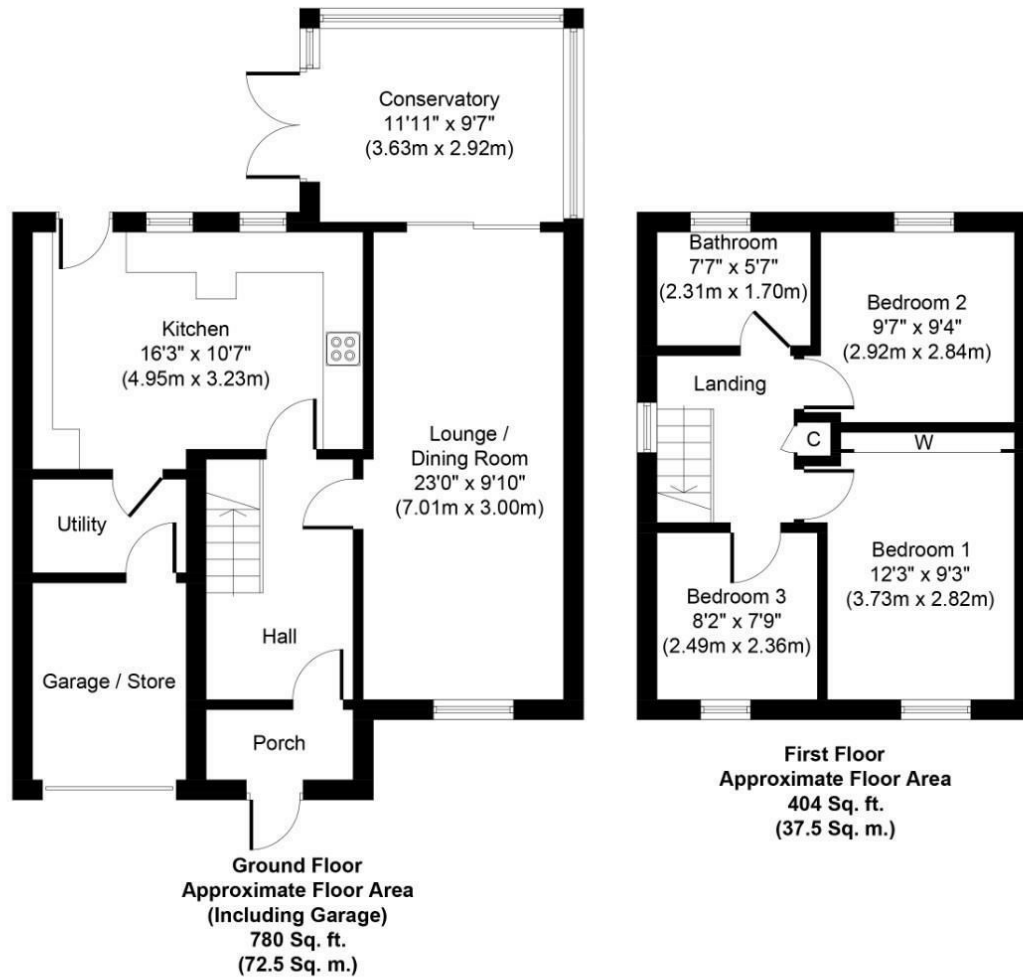
DESCRIPTION

FOR SALE is this charming three bedroomed link-detached property in the very sought after area of Coton Green. Extremely well maintained by the current owners, the property is perfectly placed as it sits within the school catchment area for both excellent primary and secondary schools and is only a few minutes drive to Ventura shopping centre and Tamworth Town.

In brief this perfect family home comprises; entrance hallway, spacious lounge/dining area, kitchen, utility and a spacious conservatory. To the first floor you can find three bedrooms (bedroom one with fitted wardrobes) and a family bathroom. The enclosed, low maintenance block paved rear garden provides plenty of outdoor seating for those sunny days and the front of the property benefits from a well maintained block paved driveway with access to the garage/store.



Council Tax: C



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	84		
	70		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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

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.
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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.

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