

# HUNTERS®

HERE TO GET *you* THERE



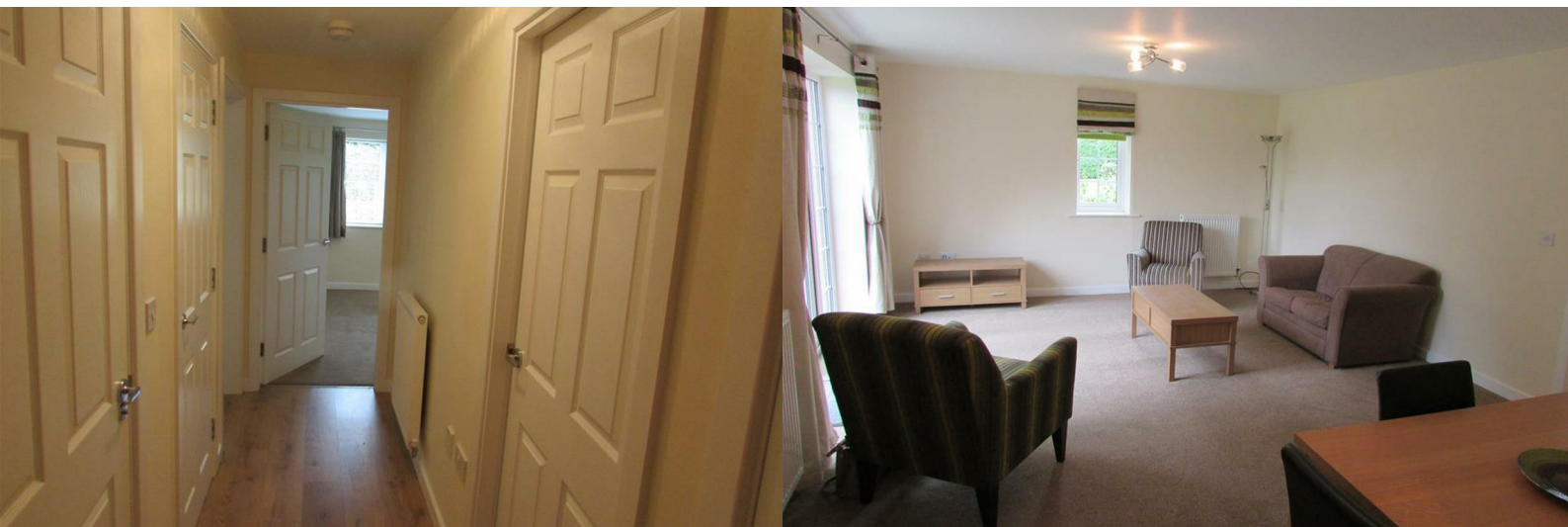
## Birchfield Close

Two Gates, Tamworth, B77 1GY

Offers Over £150,000



Council Tax: B



# 26 Birchfield Close

Two Gates, Tamworth, B77 1GY

Offers Over £150,000



## Entrance Hallway

Wood effect laminate flooring, radiator, ceiling light and power points.

## Living Room

Carpeted flooring, double glazed window, patio doors to gardens, radiator, power points and ceiling light.

## Kitchen

Wall and base units, double glazed window, power points, ceiling, light, radiator, built in oven and hob and stainless steel sink and drainer.

## Principal Bedroom

Carpeted flooring, double glazed window, radiator, power points and ceiling light.

## Bedroom Two

Carpeted flooring, double glazed window, radiator, power points and ceiling light.

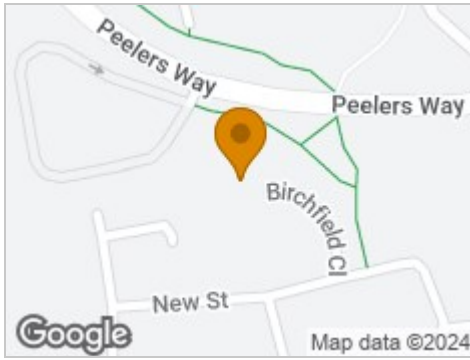
## Bathroom

Tile effect vinyl flooring, tiled walls, walk in double shower, low flush WC, sink and ceiling light.





## Road Map



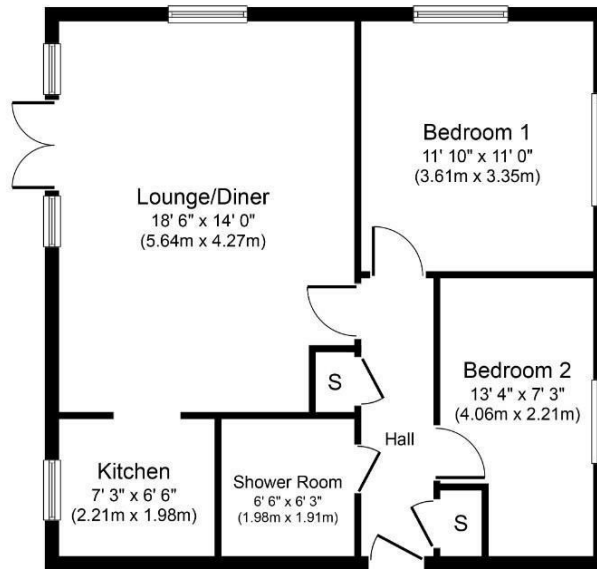
## Hybrid Map



## Terrain Map



## Floor Plan



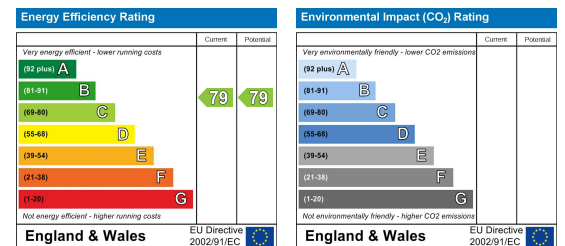
**Approximate Floor Area**  
 641 sq. ft.  
 (59.6 sq. m.)

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.

## 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.