

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Purbrook

Tamworth, B77 2NB

Asking Price £250,000



Council Tax: B



# 37 Purbrook

Tamworth, B77 2NB

Asking Price £250,000



## Lounge

16' x 11'10" (4.88m x 3.61m)

Engineered oak flooring, double doors to conservatory, feature fire place, double glazed window to rear, radiator, power points.

## Kitchen

Double glazed windows to front, ceramic tiled floor, wall and base units, built in oven and hob, plumbing for washing machine, tiled splash back.

## Dining Room

16'11" x 8'2" (5.16m x 2.49m)

Double glazed window to rear, ceramic tiled floor, power points, radiator.

## Conservatory

Door to side, ceramic tiled floor, wall lights.

## Bedroom One

11'4" x 6'9" (3.45m x 2.06m)

Double glazed windows to rear, wood effect laminate floor, radiator, power points.

## En-suite

Wood effect laminate flooring, walk in shower, low flush w/c, radiator, sink, double glazed windows to rear, part tiled walls.

## Bedroom Two

11'4" x 6'9" (3.45m x 2.06m)

Double glazed windows to front, wood effect laminate floor, power points, radiator.

## Bedroom Three

11'4" x 8'4" (3.45m x 2.54m)

Double glazed windows to front, wood effect laminate floor, power points, radiator.

## Bathroom

9'1" x 5'6" (2.77m x 1.68m)

Double glazed windows to side, wood effect laminate floor, bath with overhead shower, sink, low flush w/c, radiator, built in cupboard, down lights.

## Garden

Patio area, lawn, mature borders.



## Road Map



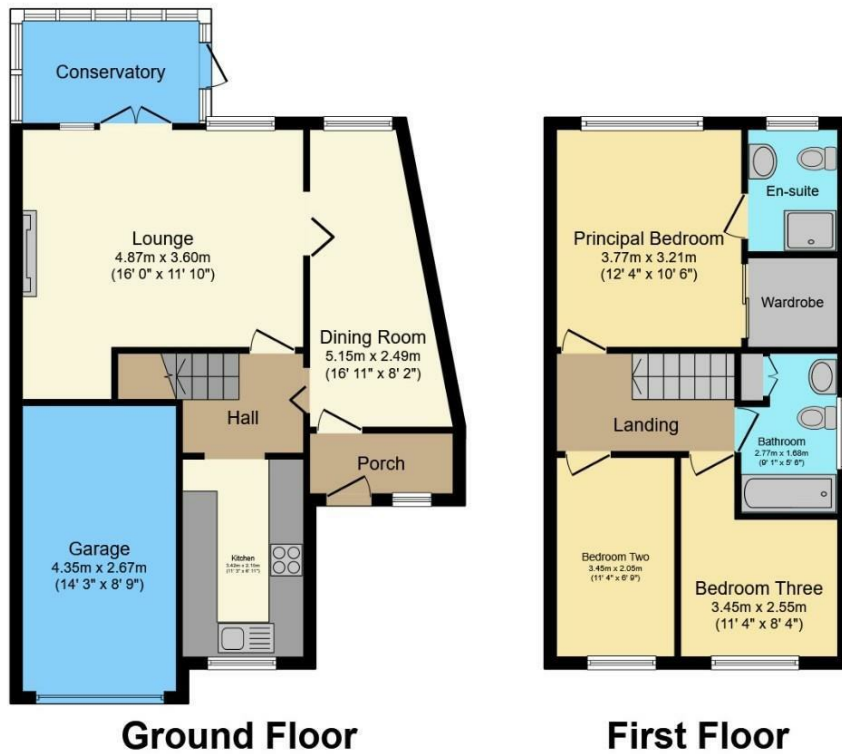
## Hybrid Map



## Terrain Map



## Floor Plan

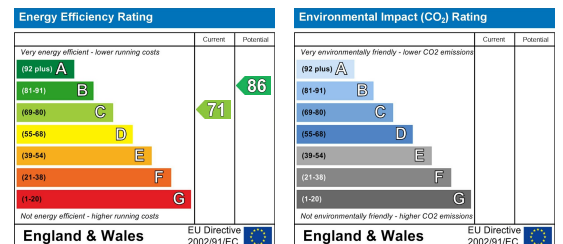


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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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.  
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