

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



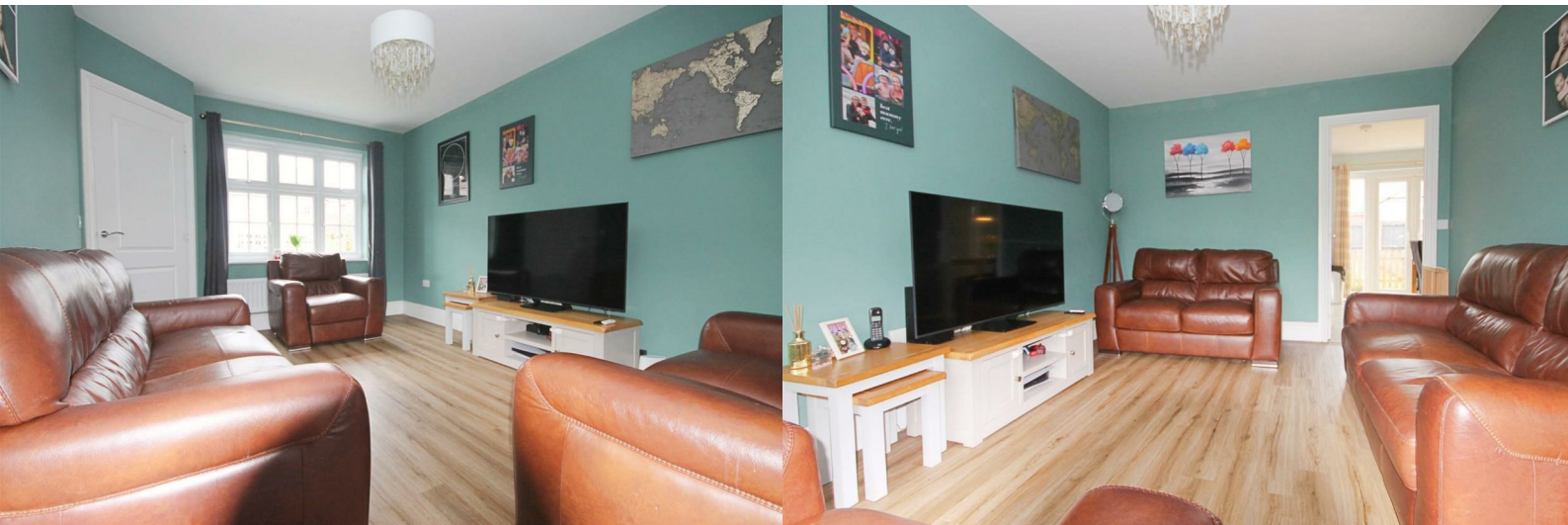
## Barlaston Way

Amington, Tamworth, B77 4FS

Offers Over £350,000



Council Tax: E



# 32 Barlaston Way

Amington, Tamworth, B77 4FS

Offers Over £350,000



## Living Room

15'3" x 11'0" (4.65 x 3.37)

Wood effect LVT flooring, double glazed window to front, radiator, power points and ceiling light.

## Kitchen/Diner

18'3" x 10'9" (5.58 x 3.28)

Wood effect LVT flooring, integrated fridge freezer, dishwasher, two ovens and hob, range of wall and base units, stainless steel sink and drainer, radiator, power points, ceiling light, double glazed window to rear and double glazed patio doors to garden.

## Utility

7'0" x 6'2" (2.14 x 1.9)

Wood effect LVT, stainless steel sink and drainer, plumbing for washing machine, power points, ceiling light and door to garden.

## Downstairs W/C

6'2" x 3'5" (1.9 x 1.05)

Wood effect LVT flooring, low flush WC, hand wash basin with splash back and double glazed window to side.

## Play Room

15'8" x 9'11" (4.78 x 3.029)

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

## Principal Bedroom

13'7" x 11'0" (4.16 x 3.37)

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

## En-Suite

6'5" x 5'6" (1.98 x 1.69)

Tiled flooring, part tiled walls, walk in shower, low flush WC, hand wash basin with tiled splashback and double glazed window to front .

## Bedroom Two

13'7" x 9'5" (4.16 x 2.88)

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

## Bedroom Three

12'4" x 8'6" (3.77 x 2.6)

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

## Bedroom Four

12'4" x 10'3" (3.77 x 3.13)

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

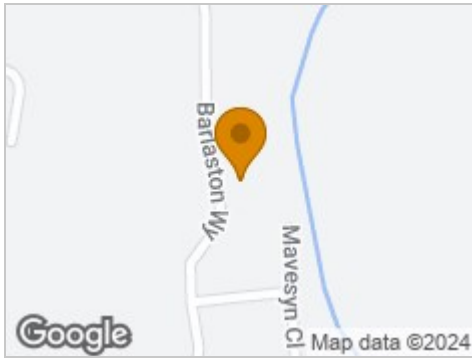
## Bathroom

8'10" x 6'3" (2.7 x 1.92)

Tiled flooring, bath with shower over, low flush WC, hand wash basin, heated towel rail and double glazed window to rear.



## Road Map



## Hybrid Map



## Terrain Map



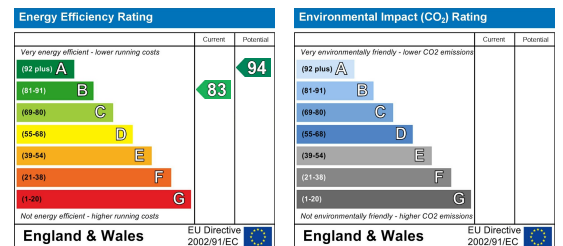
## Floor Plan



## 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.