

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



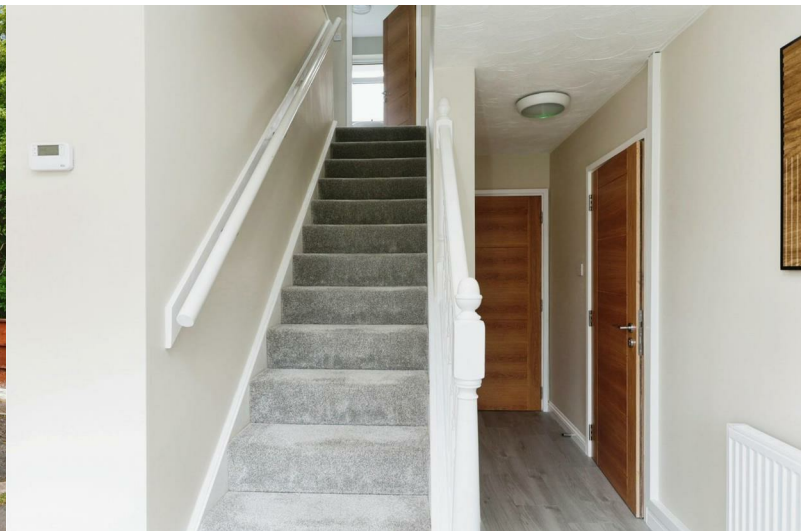
## Lintly

Wilnecote, Tamworth, B77 4LN

Asking Price £425,000



Council Tax: C

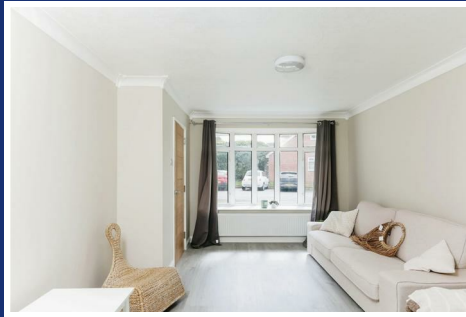
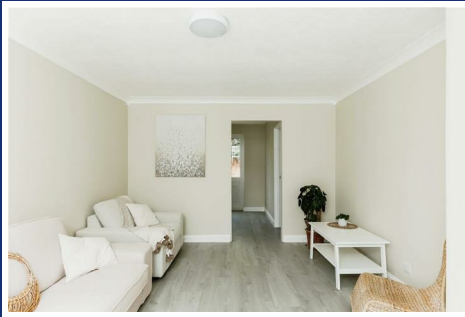




# 71 Lintly

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## Front

Low maintenance block paved driveway with a small lawn area.

## Entrance Hallway

Double glazed window to front, double glazed door to front, wood effect LVT flooring, stairs to first floor, radiator and under stairs cupboard.

## Living Room

14'11 x 11'12 (4.55m x 3.35m)

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

## Dining Room

11'2 x 9'4 (3.40m x 2.84m)

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

## Kitchen

12'8 x 9'4 (3.86m x 2.84m)

Wood effect LVT flooring, double glazed window to rear, wall and base units, built in oven and hob, integrated dishwasher, radiator, ceiling light, power points and tiled splash back.

## Utility

6'4 x 5'10 (1.93m x 1.78m)

Wood effect LVT flooring, double glazed window to rear, double glazed door to garden, plumbing for washing machine, ceiling spotlights and radiator.

## WC

Wood effect LVT flooring, hand wash basin, low flush WC, double glazed window to side, heated towel rail and ceiling spotlights.

## Principal Bedroom

19'8 x 8'10 (5.99m x 2.69m)

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

## Ensuite

8'11 x 6'10 (2.72m x 2.08m)

Wood effect LVT flooring, walk in shower, heated towel rail, sink and vanity unit, low flush WC and part tiled walls.

## Bedroom Two (Ground Floor)

9'11 x 8'11 (3.02m x 2.72m)

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

## Ensuite

Wood effect LVT flooring, sink and vanity unit, low flush WC, part tiled walls, walk in shower and ceiling spotlights.

## Bedroom Three

14'5 x 9'9 (4.39m x 2.97m)

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

## Bedroom Four

14' x 8'1 (4.27m x 2.46m)

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

## Bedroom Five

9'9 x 8'1 (2.97m x 2.46m)

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

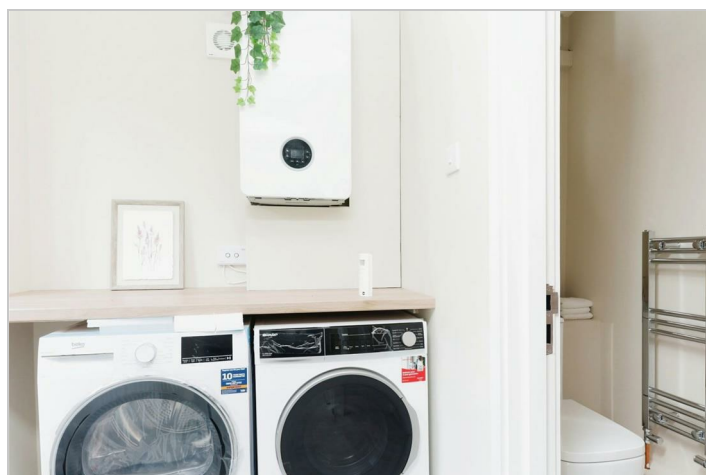
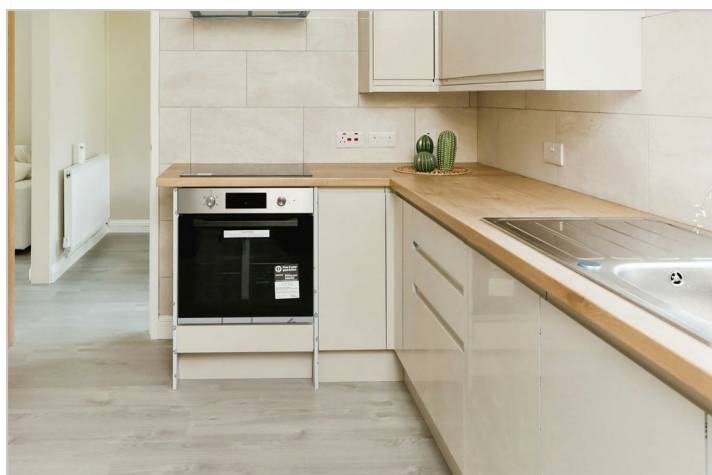
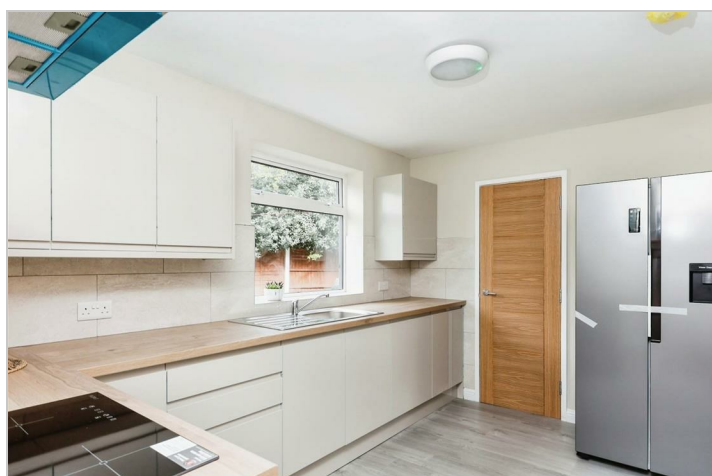
## Bathroom

6'2 x 6'1 (1.88m x 1.85m)

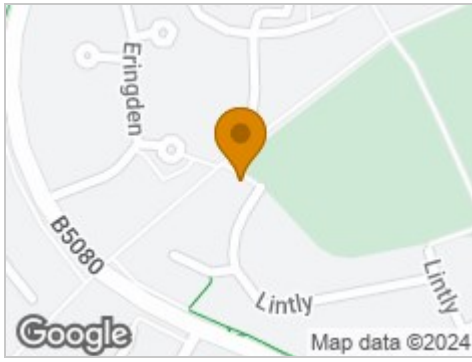
Wood effect LVT flooring, bath with shower over, low flush WC, hand wash basin, double glazed window to rear, heated towel rail, pat tiled walls and ceiling light.

## Garden

Low maintenance paved patio area, lawn, separate decking area, side access to the front of the property and an enclosed fence around.



## Road Map



## Hybrid Map



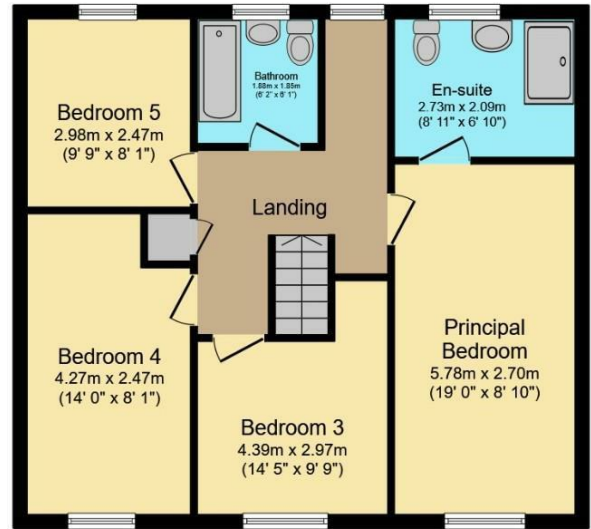
## Terrain Map



## Floor Plan



**Ground Floor**



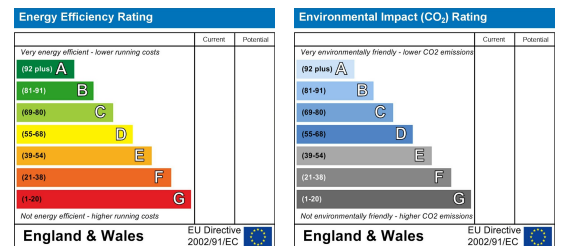
**First Floor**

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). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.