

HUNTERS[®]

HERE TO GET *you* THERE



The Laurels

Kingsbury, Tamworth, B78 2PH

Asking Price £205,000



Council Tax: B



12 The Laurels

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Front

Allocated parking space, low maintenance.

Lounge

12'5" x 15'10" (3.78m x 4.83m)

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

Kitchen

12'5" x 8'10" (3.78m x 2.69m)

Double glazed windows to rear, ceramic tiled floor, door to garden, plumbing for washing machine, wall and base units, stainless steel sink and drainer, built in oven and hob, integrated dishwasher, splashbacks, power points, radiator.

Bedroom One

10'3" x 9' (3.12m x 2.74m)

Double glazed windows to rear, carpet, built in wardrobe, power points, radiator.

Bedroom Two

12'5" x 7'7" (3.78m x 2.31m)

Double glazed windows to front, carpet, power points, radiator.

Bathroom

9'2" x 4'9" (2.79m x 1.45m)

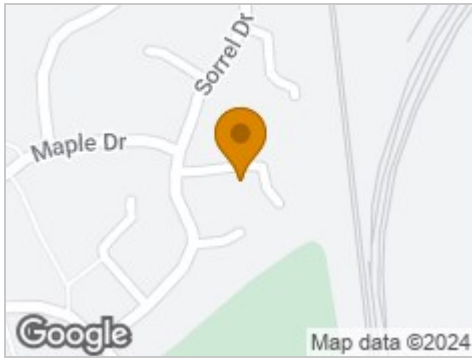
Ceramic tiled floor, bath with overhead shower, low flush w/c, sink and vanity unit, heated towel rail, built in cupboard, part tiled wall.

Garden

Paved patio area and paved pathway. Lawned area with borders of slate chippings. Fenced to the boundaries and gated access to the rear.



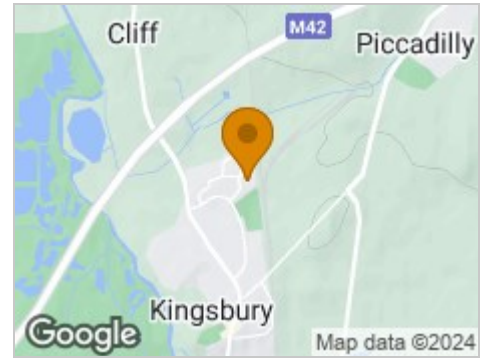
Road Map



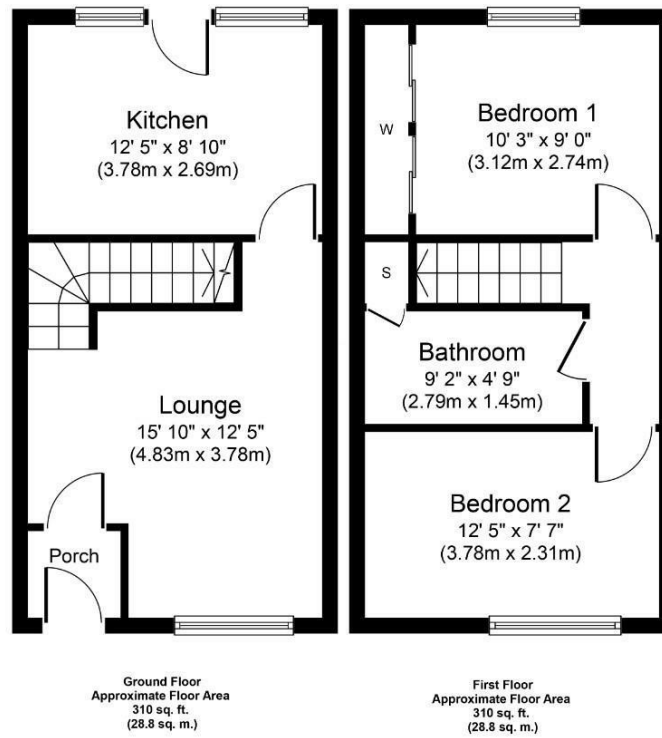
Hybrid Map



Terrain Map



Floor Plan

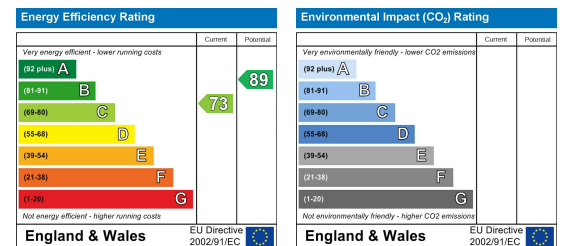


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.