

# HUNTERS<sup>®</sup>

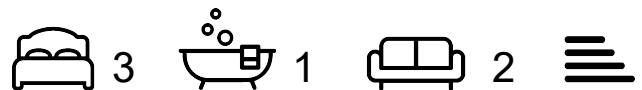
HERE TO GET *you* THERE



## Blackdown

Wilnecote, Tamworth, B77 4JH

Offers Over £230,000



Council Tax: C





# 30 Blackdown

Wilnecote, Tamworth, B77 4JH

Offers Over £230,000



## Kitchen

13'1 x 6'11 (3.99m x 2.11m)

Ceramic tiled floor, double glazed windows to side and rear, wall and base units, tiled splash back, stainless steel sink and drainer.

## Dining Room

12' x 10'6 (3.66m x 3.20m)

Double glazed window to rear, carpet, radiator, power point.

## Lounge

13'11 x 12' (4.24m x 3.66m)

Double glazed windows to front, carpet, feature fire place, radiator, power points.

## W/C

Ceramic tiled floor, low flush w/c, extractor.

## Bedroom One

12'4 x 8'11 (3.76m x 2.72m)

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

## Bedroom Two

10'6 x 8'11 (3.20m x 2.72m)

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

## Bedroom Three

9'1 x 5'11 (2.77m x 1.80m)

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

## Bathroom

6'5 x 5'11 (1.96m x 1.80m)

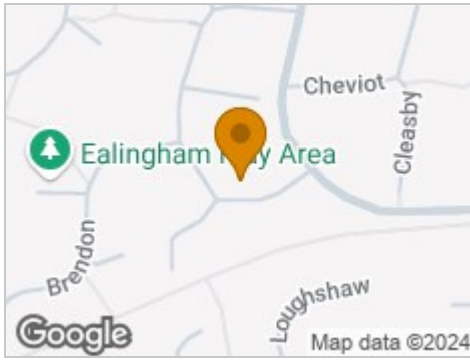
Bath with shower over, low flush WC, sink, double glazed window to rear and heated towel rail.

## Garage

Up and over door.



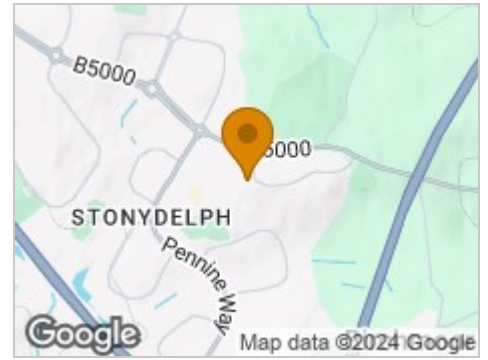
## Road Map



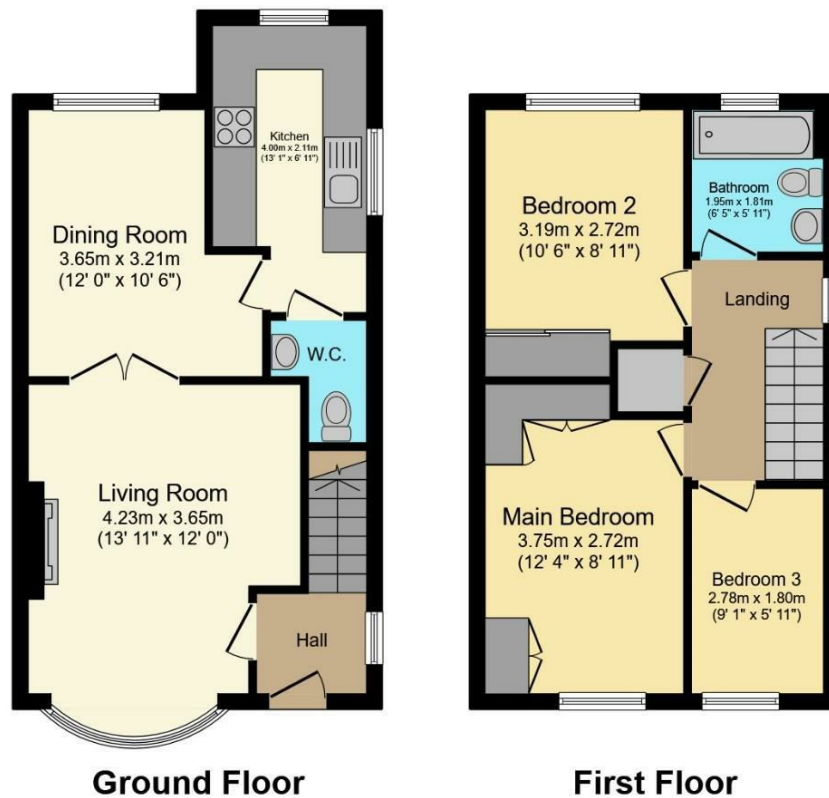
## Hybrid Map



## Terrain Map



## Floor Plan

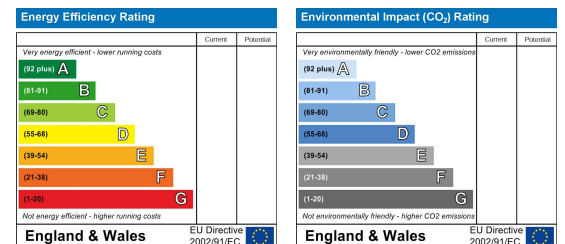


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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