



HUNTERS[®]
HERE TO GET *you* THERE

4 Lawrence Court, Tamworth, B79 8DW

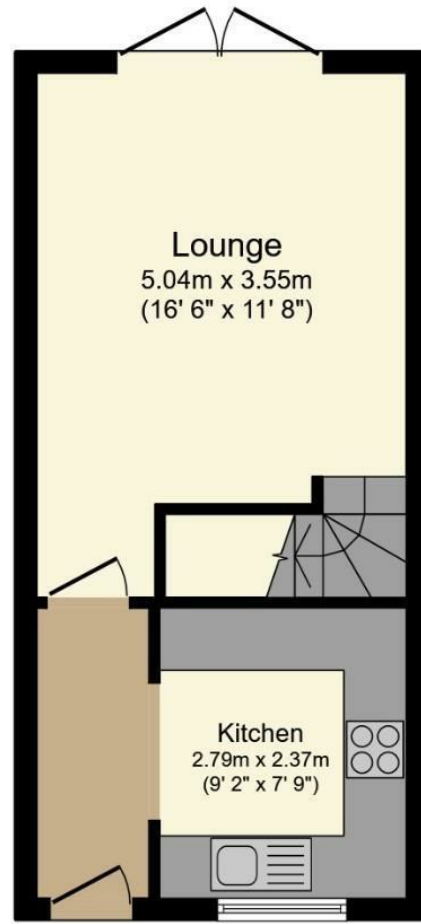
4 Lawrence Court, Tamworth, B79 8DW

Asking Price £165,000

HUNTERS OF TAMWORTH are excited to be offering FOR SALE with NO ONWARD CHAIN this 2 bedroom terraced property.

This property is ideally located for access to Tamworth town centre and Ventura retail park and is close to excellent schools, local shops, amenities and transport links.

In brief the property comprises; entrance hallway, kitchen, living room, two bedroom, two bedrooms and a shower room, Perfect for first time buyers, investors or homeowners looking to downsize.



Ground Floor



First Floor

Total floor area 56.3 m² (606 sq.ft.) approx

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Front

Shared driveway with x1 parking space, plants and shrubbery.

Hallway

Laminate flooring, ceiling lights.

Kitchen

Double glazed windows to front, range of wall and base units, plumbing/space for appliances, ceiling lights, power point.

Lounge

Double glazed French doors to rear garden, laminate flooring, ceiling lights, power point, feature fire place, wall heaters.

Bedroom One

Double glazed windows to front, vinyl flooring, ceiling lights, power points, wall heaters, storage cupboard.

Bedroom Two

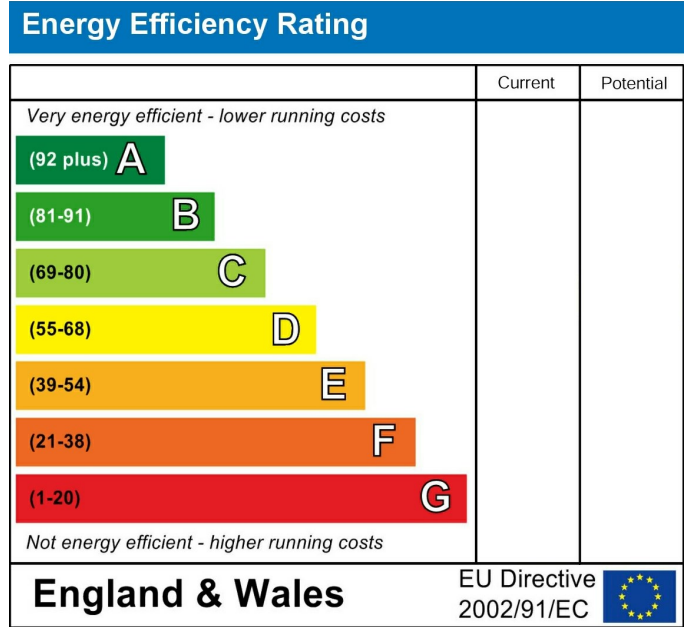
Double glazed windows to rear, vinyl flooring, ceiling lights, power points.

Bathroom

Waterproof panelling to walls, low flush w/c, shower cubicle, vanity unit with basin insert, ceiling lights.

Rear Garden

Paved patio area, lawn, plants and shrubs, fenced boundaries, gated rear access.



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. 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.



