



HUNTERS[®]

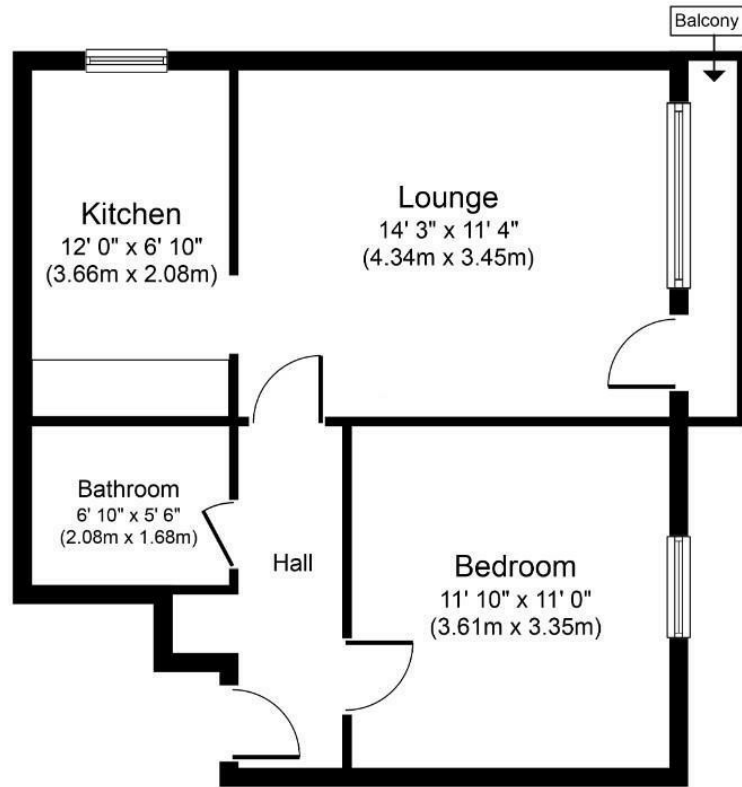
HERE TO GET *you* THERE

Weymouth House, 52 Balfour, Tamworth, B79 7BE

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£90,000

HUNTERS of TAMWORTH are delighted to offer FOR SALE with NO ONWARD CHAIN is this charming one bedroom apartment. Located within Tamworth Town Centre and with stunning views of Tamworth Castle, Church and Ankerside shopping centre the property is an ideal home for investors, first time buyers or homeowners looking to downsize. In brief the property comprises; kitchen, living room, one bedroom and a bathroom.



Approximate Floor Area
494 sq. ft.
(45.9 sq. m.)

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.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Principal Bedroom

11 x 11'10

Carpeted flooring, double glazed window to side, power points, ceiling light and electric storage heater.

Bathroom

6'10 x 5'6

Ceramic tiled flooring, bath with shower over, part tiled walls, low flush WC, sink, extractor fan, ceiling light and heated towel rail.

Lounge


11'4 x 14'3

Wood effect laminate flooring, electric storage heater, double glazed window to side, doors to balcony, ceiling light and power points.

Kitchen

12 x 6'10

Wall and base units, tile splash back, plumbing for washing machine, built in cupboard, double glazed window to side and stainless steel sink and drainer.

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	Current	Potential
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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.



