



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

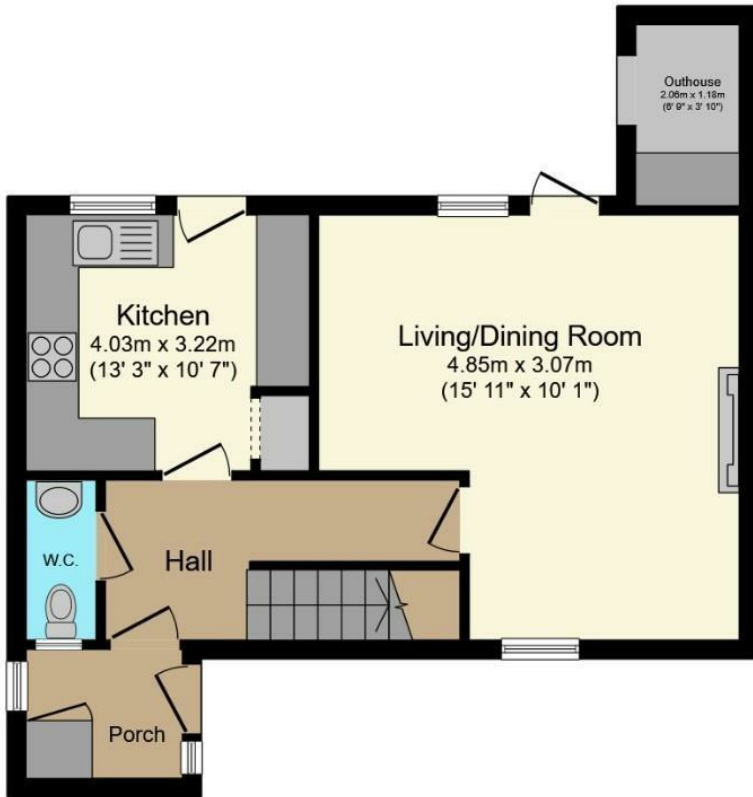
67 Kirtley, Tamworth, B77 2HF

67 Kirtley, Tamworth, B77 2HF

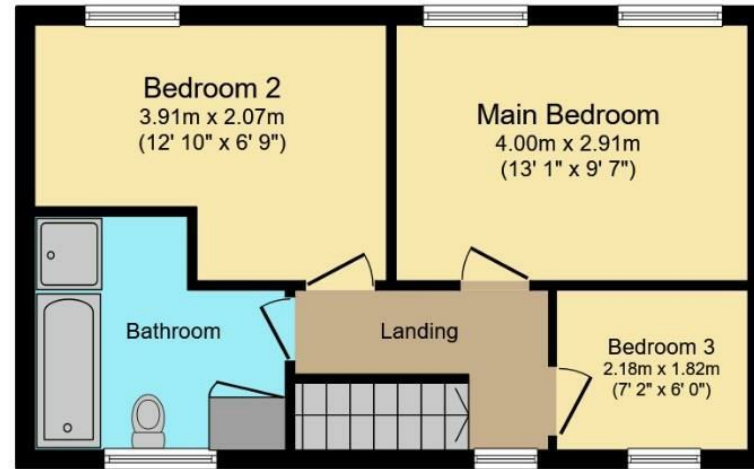
Asking Price £169,950

HUNTERS OF TAMWORTH are delighted to offer FOR SALE this charming, three bedroom, mid-terrace property. Located in Tamworth, the property benefits from being close to local shops, amenities and transport links and is perfect for first time buyers, investors and families looking for their next home!

In brief the property comprises; Entrance hall, lounge, kitchen, downstairs W/C, two double bedrooms, third bedroom and a family bathroom. To the rear of the property is an enclosed garden.



**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)

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Porch

Ceramic tiled floor, storage cupboard, double glazed windows to side.

### Entrance Hall

Wood effect laminate flooring, stairs to first floor, ceiling lights, power point, radiator.

### Kitchen

Wall and base units, ceramic tiled floor, stainless steel sink and drainer, plumbing for washing machine, part tiled walls, ceiling lights, power points, double glazed windows to rear, door to garden.

### Lounge

Double glazed windows to front and rear, double glazed door to garden, wood effect laminate flooring, feature fire place, ceiling lights, power points, two radiators.

### W/C

Double glazed windows to front, wood effect laminate flooring, sink, low flush w/c, radiator, ceiling lights.

### Bedroom One

Double glazed windows to rear, wood effect laminate flooring, radiator, ceiling lights, power points.

### Bedroom Two

Two double glazed windows to rear, wood effect laminate flooring, radiator, ceiling lights, power points.

### Bedroom Three

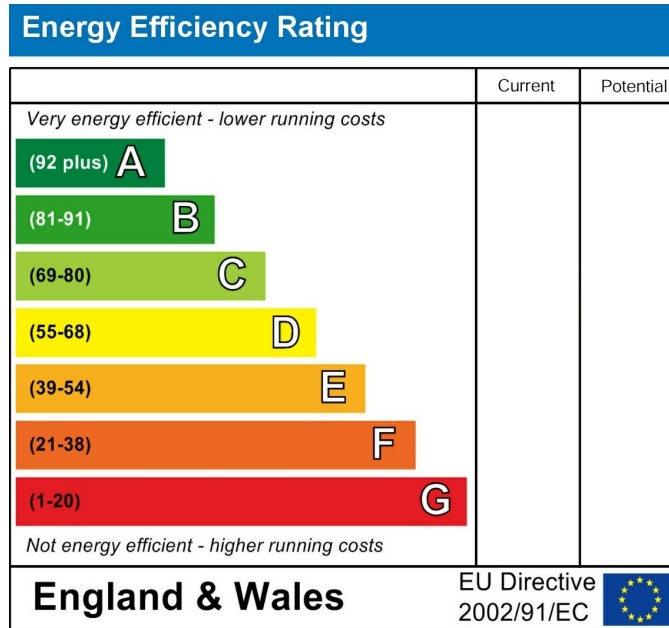
Double glazed windows to front, wood effect laminate flooring, ceiling lights, power points.

### Bathroom

Double glazed windows to front, wood effect vinyl flooring, low flush w/c, sink, bath, walk in shower, heated towel rail, ceiling light.

### Garden

Private garden, astro turf, low maintenance.



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.



