

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



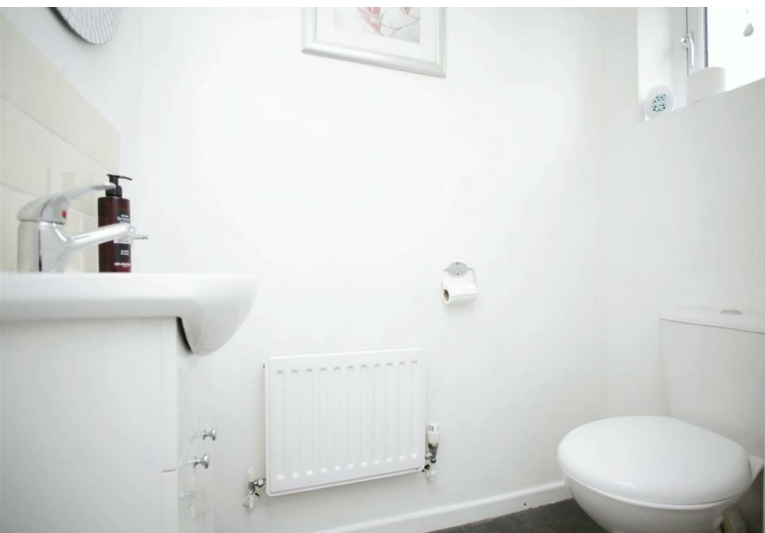
## The Lair

Birchmoor, Tamworth, B78 1BA

Asking Price £270,000



Council Tax: C



# 8 The Lair

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Entrance hall

Downstairs wc

Lounge

15' 2" x 14' 10" (4.57m 0.61m x 4.27m 3.05m)

Carpet flooring, power points, radiator, power points, fixed lighting

Kitchen/diner

14' 10" x 10' 2" (4.27m 3.05m x 3.05m 0.61m)

vinyl flooring, cream base and wall fitted cupboards, integrated oven, radiator, power points, fixed lighting, sliding door to conservatory

Conservatory

21' 9" x 15' 3" (6.40m 2.74m x 4.57m 0.91m )

vinyl flooring, power points, radiator, fixed lighting

Garage

15' 4" x 8' 6" (4.57m 1.22m x 2.44m 1.83m)

Bedroom 1

11' 6" x 8' 5" (3.35m 1.83m x 2.44m 1.52m)

carpet flooring, power points, radiator, fixed lighting

Bedroom 2

12' 0" x 8' 1" (3.66m 0.00m x 2.44m 0.30m)

carpet flooring, power points, radiator, fixed lighting

Bedroom 3

9' 2" x 6' 7" (2.74m 0.61m x 1.83m 2.13m)

carpet flooring, power points, radiator, fixed lighting

Bathroom

6' 1" x 5' 5" (1.83m 0.30m x 1.52m 1.52m)



## Road Map



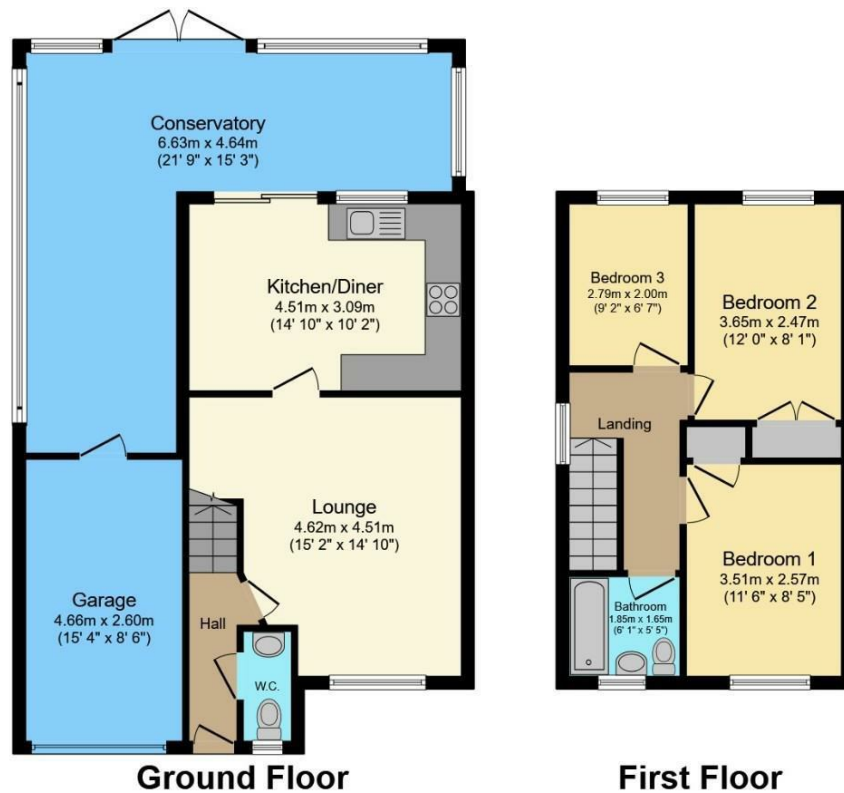
## Hybrid Map



## Terrain Map



## Floor Plan

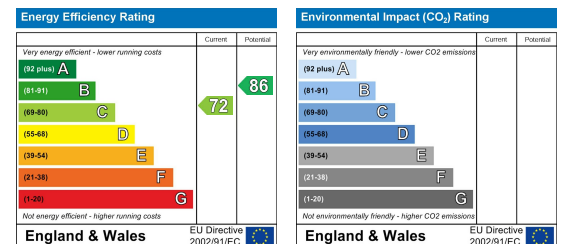


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

## 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.