



**HUNTERS®**

HERE TO GET *you* THERE

**flat 4, Albion Street, Tamworth, B79 7JP**

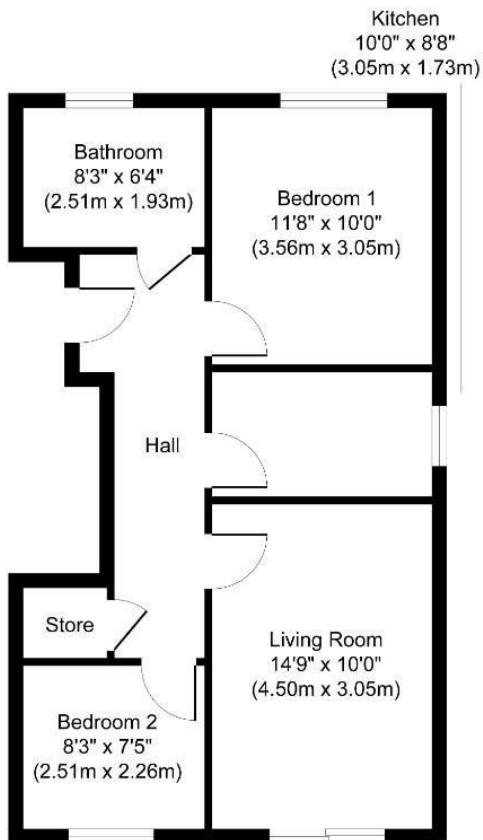
flat 4, Albion Street, Tamworth, B79 7JP

**Asking Price £139,950**

HUNTERS OF TAMWORTH are excited to be offering FOR SALE this 2 bedroom apartment located in the town centre of Tamworth! Perfect for first time buyers and investors!

This property benefits from being close proximity to transport links that cover Tamworth including Tamworth train station, schools and Tamworth college and local amenities.

This property comprises; Living room, kitchen, two bedrooms and a bathroom.



### Approximate Floor Area

553 sq. ft

(51.37 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	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

**Living Room**

14' 9" x 10'

Sliding doors with faux balcony, radiator, power points

**Kitchen**

10' x 5' 8"

tile effect vinyl flooring, wall and base units, built in oven and hob, double glazed window to side, tiled splash back, power points, stainless steel sink and drainer, extractor fan, built in fridge freezer, built in washing machine

**Bedroom 1**

11' 8" x 10'

double glazed window to front, fitted wardrobe, radiator, power points

**Bedroom 2**

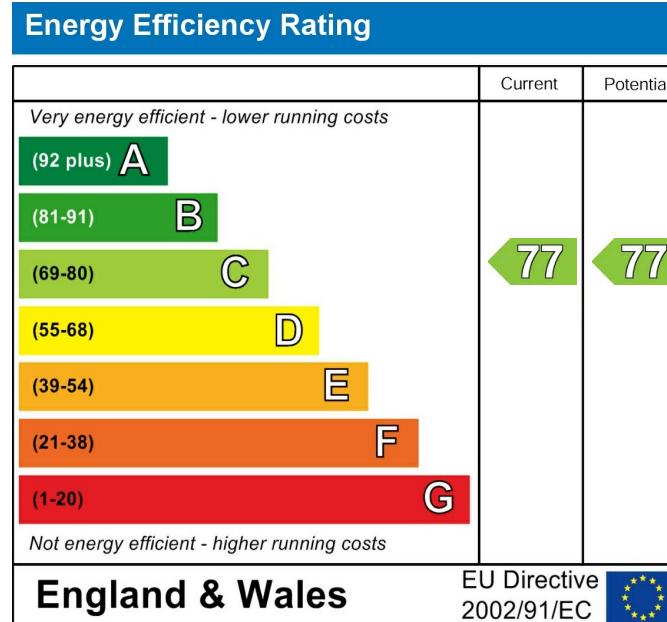
8' 3" x 7' 5"

double glazed window to rear, power points, radiator

**Bathroom**

8' 3" x 6' 4"

ceramic tiled flooring, bath with shower over head, double glazed window to front, sink, low flush WC, heated towel rail, extractor fan



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.



