



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

16a The Island, Mile Oak, Tamworth, B78 3PP

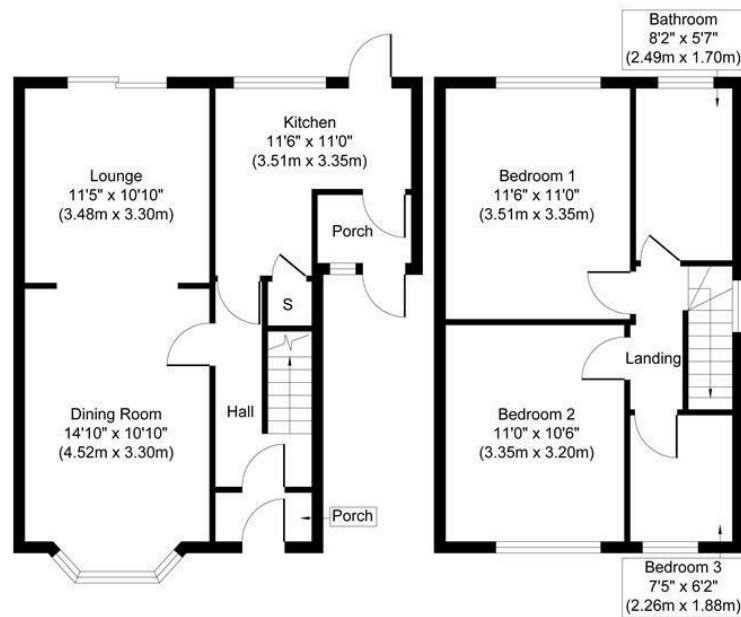
16a The Island, Mile Oak, Tamworth, B78 3PP

Asking Price £235,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this charming, three bedroom, semi-detached property!

Situated within the popular area of Mile Oak, which benefits from being close to local shops, Ventura retail park and commuter routes! Perfect for first time buyers and families looking for their next home.

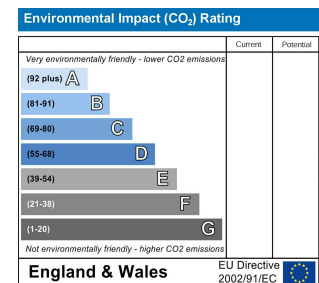
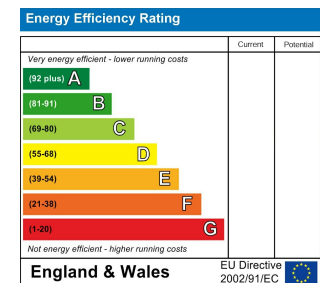
In brief the property comprises: Entrance hallway, dining room, lounge, kitchen, three good sized bedrooms and a family room. To the rear of the property is an enclosed garden.



**Ground Floor**  
Approximate Floor Area  
518 sq. ft  
(48.09 sq. m)

**First Floor**  
Approximate Floor Area  
447 sq. ft  
(41.56 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.



**Front**  
Driveway, lawn.

**Hallway**  
Ceramic tiled floor, stairs to first floor, radiator, power points.

**Lounge**  
11'5"x 10'10"  
Patio doors to garden, carpet, feature fire place, power points.

**Dining Room**  
14'10" x 10'10"  
Double glazed bay window to front, carpet, radiator, power points.

**Kitchen**  
11'6" x 6'3"  
Double door to garden, double glazed windows to rear, ceramic tiled floor, wall and base units, tiled splash back, stainless steel sink and drainer, built in oven and hob, plumbing for washing machine, power points.

**Bedroom One**  
11'6" x 11'  
Double glazed windows to rear, carpet, power points, radiator.

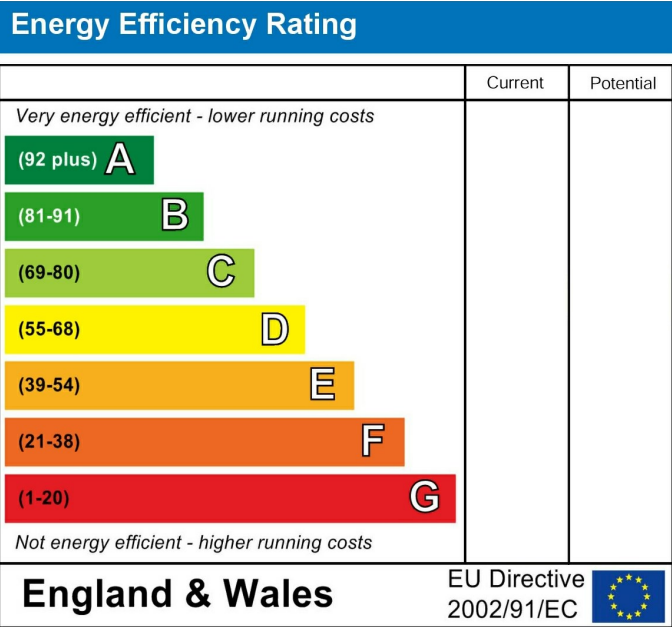
**Bedroom Two**  
11' x 10'6"  
Double glazed windows to front, power points, radiator.

**Bedroom Three**  
7'5" x 6'2"  
Double glazed windows to front, carpet, power points, radiator.

**Bathroom**  
8'2" x 5'7"  
Double glazed windows to rear, wood effect laminate flooring, part tiled wall, low flush w/c, sink and vanity unit, walk in shower, heated towel rail, extractor.

**Garden**

Mature borders, power points, lawn.



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.











