



HUNTERS[®]

HERE TO GET *you* THERE

10 Cygnet Drive, Tamworth, B79 7RU

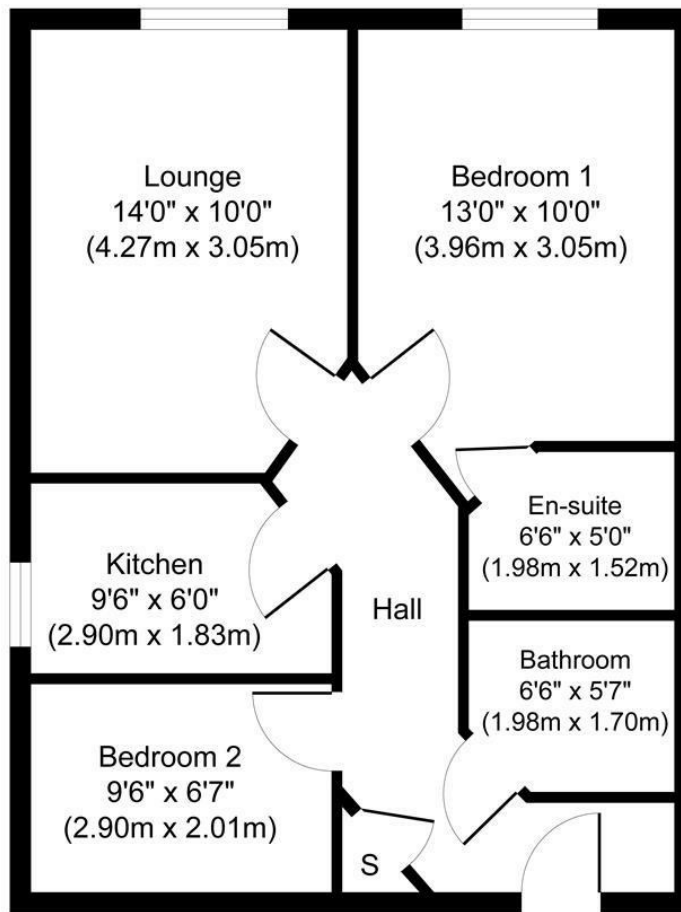
10 Cygnet Drive, Tamworth, B79 7RU

£150,000

HUNTERS OF TAMWORTH are pleased to be offering FOR SALE this charming, two bedroom, top floor apartment located near the town centre of Tamworth.

This property benefits being in close proximity to the local amenities, Ventura retail park, commuter routes and brilliant schools in the area.

This property comprises; An entrance hall, lounge, kitchen, two bedrooms, an en-suite and a family bathroom.



Approximate Floor Area
554 sq. ft
(51.47 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			
		76	76
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Lounge

14' x 10'

Tiled effect vinyl flooring, double glazed window to front, feature fireplace, radiator, power points

Kitchen

9' 6" x 6'

Wood effect vinyl flooring, wall and base units, built in oven and hob, plumbing for washing machine and dryer, tiled splash back, power points, extractor fan, double glazed window to side, integrated fridge freezer

Bedroom 1

13' x 10'

Tiled effect vinyl flooring, double glazed window to front, fitted wardrobes, power points, radiator

En-suite

6' 6" x 5'

Tiled effect vinyl flooring, low flush WC, sink, walk in shower, radiator

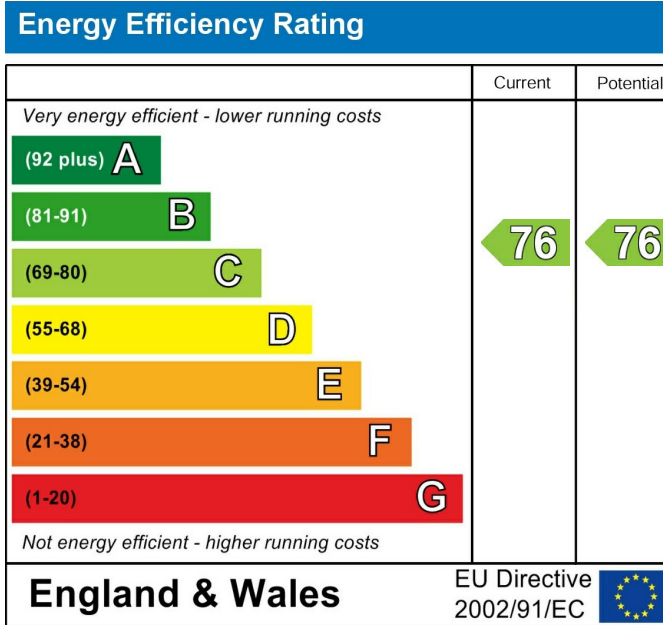
Bedroom 2

9' 6" x 6' 7"

Tiled effect vinyl flooring, double glazed window to rear, power point, radiator

Bathroom

Tiled effect vinyl flooring, bath, radiator, sink, low flush WC, tiled splash back, 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.





