



**HUNTERS®**

HERE TO GET *you* THERE

**142 Gillway Lane, Tamworth, B79 8PW**

142 Gillway Lane, Tamworth, B79 8PW

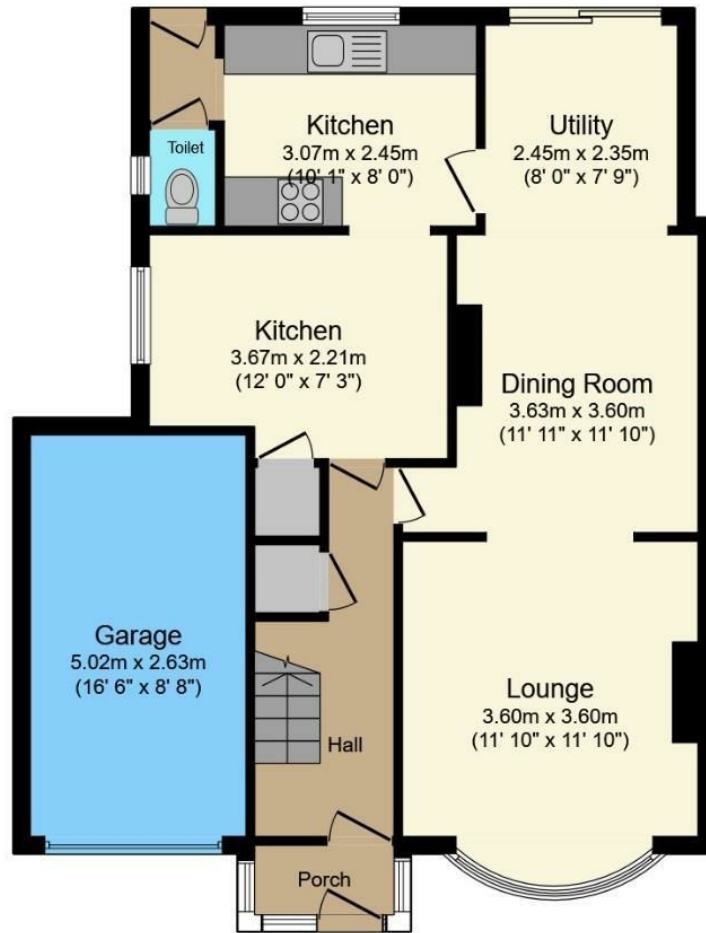
**Asking Price £425,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this traditional, four bedroom, family home located on Gillway Lane in the popular North side of Tamworth.

This property benefits of being in close proximity to brilliant schools, near to Tamworth town centre, local amenities and transport links.

This property comprises; A porch, an entrance hall, lounge, dining room, utility room, kitchen, downstairs WC, four bedrooms, family bathroom, enclosed garden and a garage.



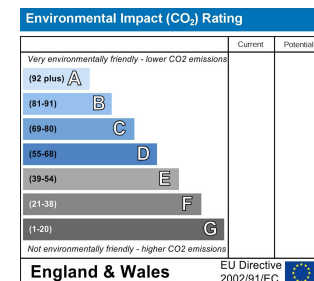
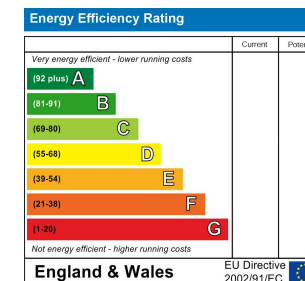


**Ground Floor**



**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)



**Front**  
Block pavement driveway, parking for multiple vehicles

**Lounge**  
11' 10" x 11' 10"  
Carpeted flooring, feature fireplace, double glazed bay window to front, radiator, power points

**Dining area**  
11' 11" x 11' 10"  
Carpeted flooring, radiator, feature fireplace, patio doors to garden, wall lights, power points

**Utility room**  
8' 0" x 7' 9"  
Ceramic tiled flooring, wall and base units, tiled splash back, down lights, radiator

**Kitchen**  
12' 0" x 15' 3"  
Ceramic tiled flooring, wall and base units, built in cupboard, door to side, sink and drainer, built in oven and hob, tiled splash back, double glazed window to rear, down lights, radiator, door to garden

**Downstairs WC**  
Toilet, double glazed window to side, extractor fan

**Bedroom 1**  
11' 10" x 11' 6"  
Double glazed bay window, fitted wardrobes, power points, radiator

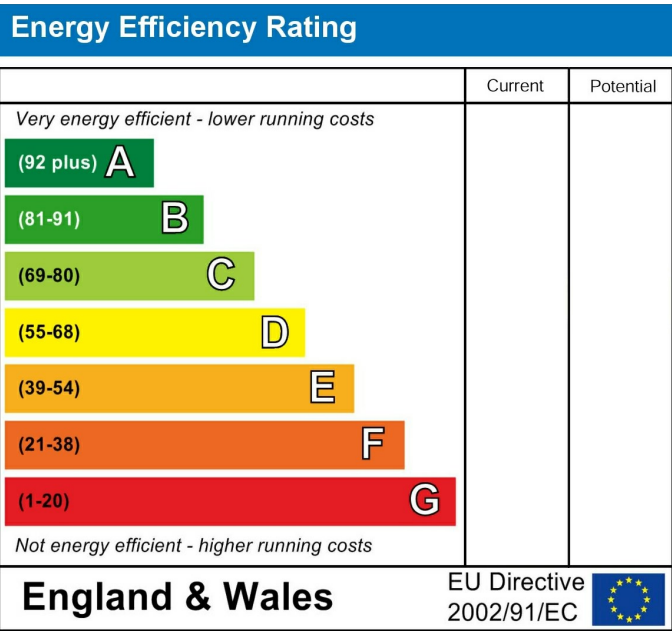
**Bedroom 2**  
11' 10" x 8' 6"  
Carpeted flooring, double glazed window to rear, built in cupboard, radiator, power points

**Bedroom 3**  
15' 5" x 6' 7"  
Carpeted flooring, double glazed window to rear, power points, radiator

**Bathroom**  
Low flush WC, heated towel rail, part tiled walls, double glazed window to rear, sink, built in cupboard

**Bedroom 4**  
8' 7" x 5' 7"  
Carpeted flooring, double glazed window to front, power points, radiator

**Garden**  
Paved patio, outbuildings, lawn, mature shrubs and trees



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.



















