



**HUNTERS®**

HERE TO GET *you* THERE

**25 Borough Road, Tamworth, B79 8AW**

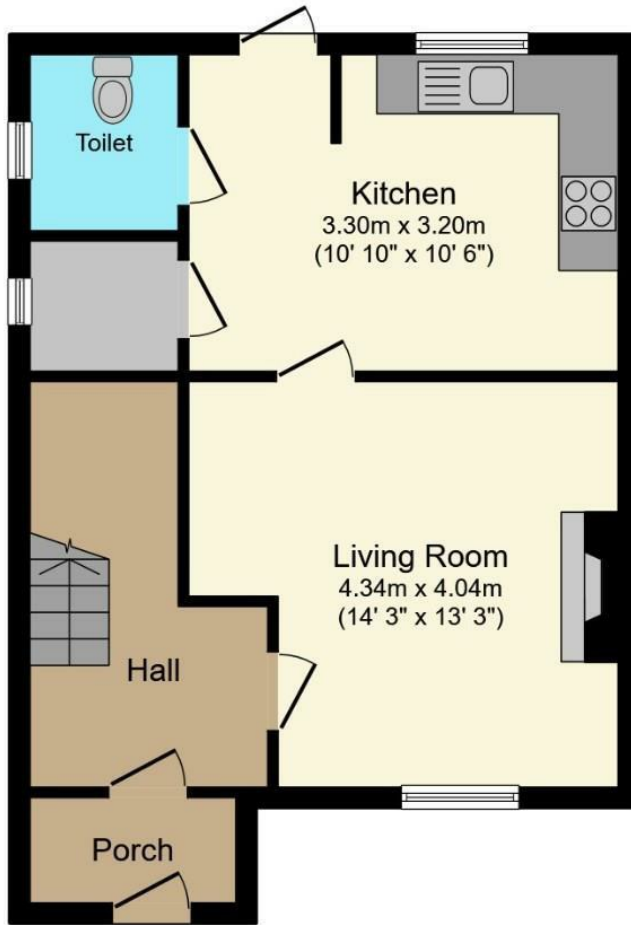
25 Borough Road, Tamworth, B79 8AW

**Asking Price £245,000**

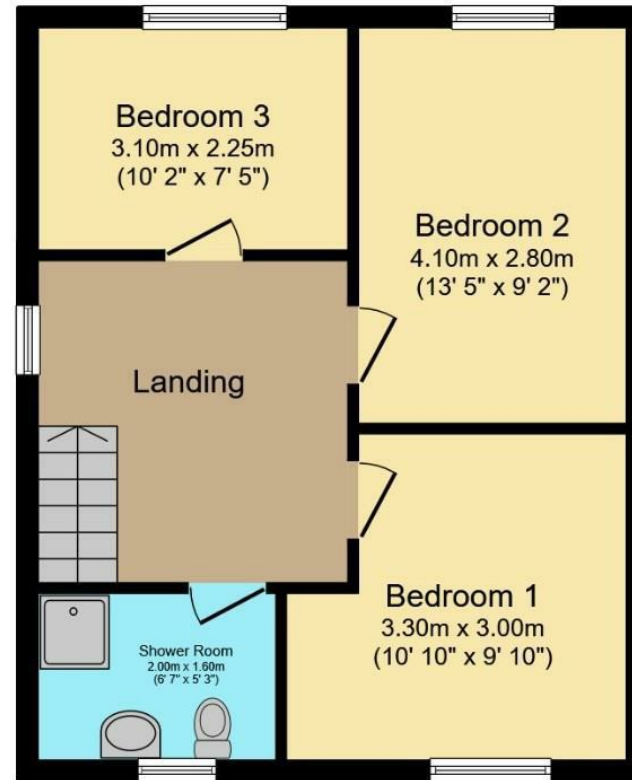
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this semi detached, three bedroom, family home located on the ever sought after North side of Tamworth.

This property benefits from being in close proximity to local amenities, transport links, excellent schools, being near to the town centre and Tamworth train station.

This property comprises; A porch, entrance hall, living room, kitchen, downstairs WC, three bedrooms, a shower room and an enclosed private garden.



**Ground Floor**



**First Floor**

Total floor area 90.4 m<sup>2</sup> (973 sq.ft.) approx

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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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England & Wales		
EU Directive 2002/91/EC		

**Driveway**

Parking for multiple vehicles, paved driveway

**Porch**

Double glazed window to side, tiled flooring

**Entrance hall**

Carpeted flooring, radiator, stairs to first floor, ceiling light

**Living room**

14' 3" x 13' 3"  
Carpeted flooring, ceiling light, double glazed window to front, power points, radiator, under stairs cupboard.

**Kitchen**

10' 10" x 10' 6"  
Tiled flooring, radiator, double glazed window to rear, wall and base units, plumbing for washing machine, built in oven and hob, extractor fan, part tiled walls, ceiling light, power points, storage cupboard, door to garden.

**WC**

Tiled flooring, double glazed window to side, radiator, low flush WC, ceiling light.

**Bedroom 1**

10' 10" x 9' 10"  
Carpeted flooring, double glazed window to front, ceiling light, radiator, power points, built in wardrobe.

**Bedroom 2**

13' 5" x 9' 2"  
Carpeted flooring, double glazed window to rear, ceiling light, radiator, power points, built in wardrobe

**Shower room**

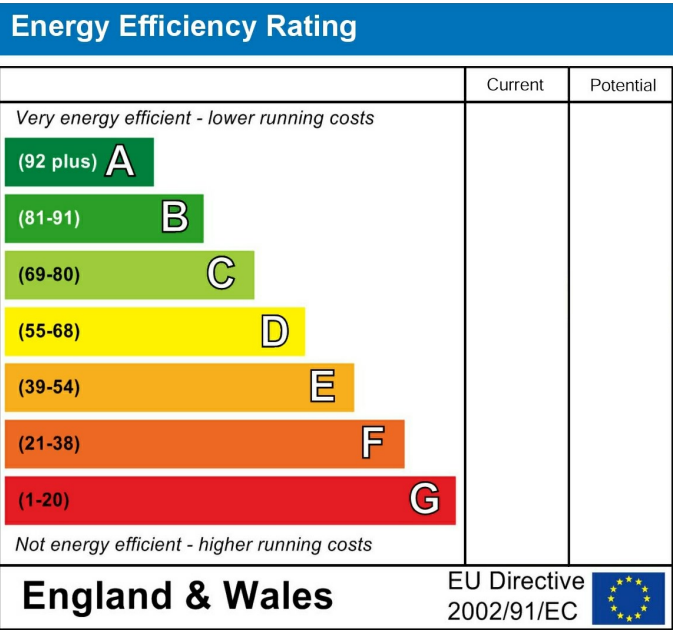
6' 7" x 5' 3"  
Double glazed window to front, low flush WC, sink, bath with shower over head, heated towel rail, tiled walls, tiled flooring, ceiling light.

**Bedroom 3**

10' 2" x 7' 5"  
Carpeted flooring, double glazed window to rear, ceiling light, radiator, power points.

**Garden**

Enclosed private garden, low maintenance.



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.



