



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

**55 Marina View, Fazeley, Tamworth, B78 3BF**

55 Marina View, Fazeley, Tamworth, B78 3BF

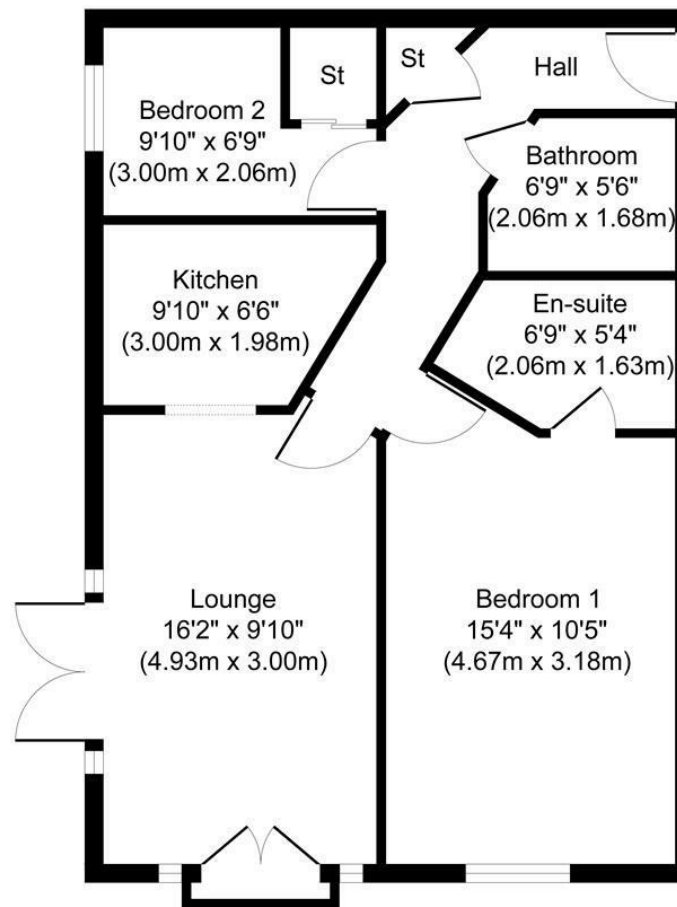
**Asking Price £155,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE with NO ONWARD CHAIN this charming, modern, two bedroom, top floor apartment situated within Marina View in the popular area of Fazeley Tamworth.

Perfectly located for the local shops and eateries of Fazeley village and Fazeley Marina along with excellent commuter links and bus routes. The property is also a short distance away from the Ventura retail park, Tamworth town centre itself and the popular Drayton Manor family attraction.

This property benefits from having a new boiler, loft access and being on the top floor.

In brief this property comprises; An entrance hall, living room, kitchen, master bedroom with an ensuite, a further bedroom and bathroom.



Approximate Floor Area  
619 sq. ft  
(57.52 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) <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>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

**Kitchen**

9' 10" x 6' 6"

Wall and base units, stainless steel sink and drainer, double glazed window to side, built in oven and hob, extractor fan, plumbing for washing machine, tiled splashback, wood effect laminate flooring.

**Living room**

16' 2" x 9' 10"

Carpeted flooring, double glazed doors to rear and side, radiator, power points, ceiling light.

**Bedroom 1**

15' 4" x 10' 5"

Carpeted flooring, double glazed window to front, power points, radiator.

**En suite**

6' 9" x 5' 4"

Wood effect vinyl flooring, sink, low flush WC, walk in shower, tiled slash back, extractor fan.

**Bedroom 2**

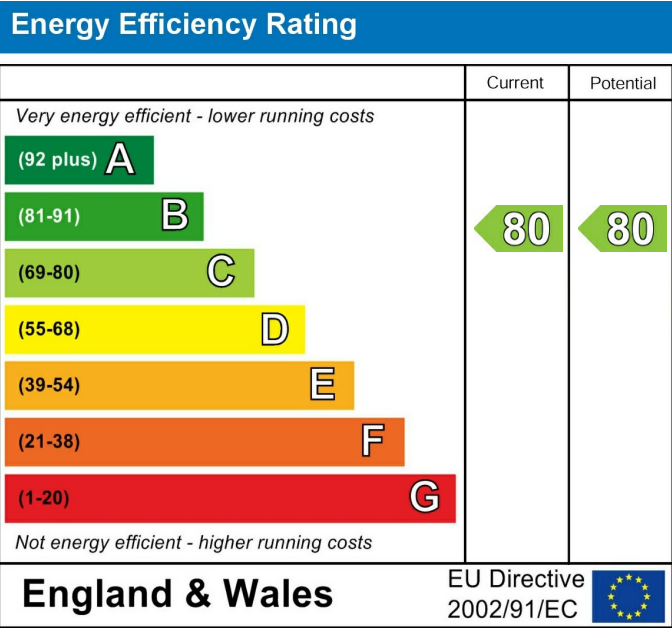
9' 10" x 6' 9"

Carpeted flooring, double glazed window to side, power points, radiator.

**Bathroom**

6' 9" x 5' 6"

Sink, radiator, tiled splash back, low flush WC, bath, extractor fan, ceiling light.



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.





