



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

**38 Whiting, Tamworth, B77 1HP**

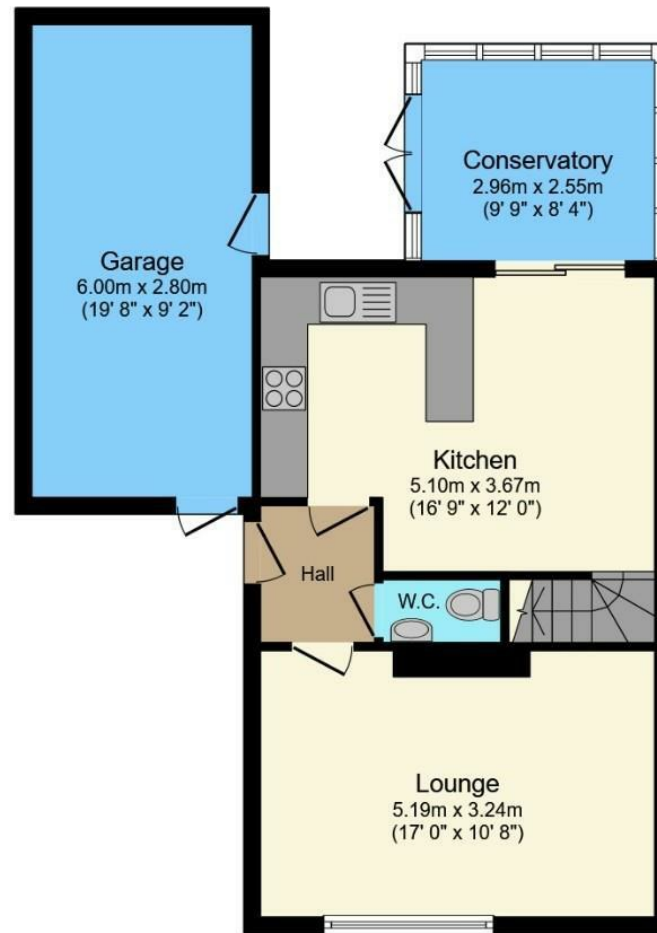


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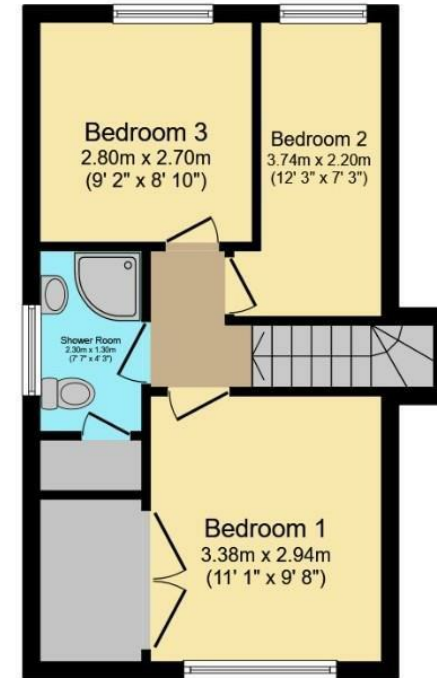
**Asking Price £290,000**

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this beautifully presented, three bedroom, link-detached family home in the highly sought after area of Dosthill. The property benefits from being close to local shops, amenities, transport links, commuter routes and is perfect for families looking for their next home.

In brief this property comprises; An entrance hall, lounge, downstairs WC, kitchen, conservatory, three bedrooms, shower room, and an enclosed garden.



**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)

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>		
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### Frontage

Driveway with parking for multiple vehicles, lawn to right hand side, bushes to front boarder

### Entrance Hall

Double glazed door to front, laminate flooring, radiator, ceiling light, power points

### Lounge

17' 0" x 10' 8"

Double glazed bay window to front, carpeted flooring, radiator, feature fire place, ceiling light, power points

### Downstairs WC

Laminate flooring, hand wash basin vanity, low flush WC, ceiling light

### Kitchen

16' 9" x 12' 0"

Laminate flooring, tiled walls, wall and base units with breakfast bar, integrated double oven, stainless steel sink and drainer, double glazed window to rear, spotlights, radiator, power points, stairs to first floor.

### Conservatory

9' 9" x 8' 4"

Laminate flooring, power points,

### Bedroom 1

11' 1" x 9' 8"

Double glazed window to front, carpeted flooring, ceiling light, power points

### Bedroom 2

12' 3" x 7' 3"

Double glazed window to rear, carpeted flooring, radiator, ceiling light, power points

### Shower Room

7' 7" x 4' 3"

Tiled flooring, Tiled walls, heated towel rail, low flush WC, hand wash basin on floating vanity, walk in shower, double glazed window to side, spot lights, extractor fan

### Bedroom 3

9' 2" x 8' 10"

Double glazed window to rear, carpeted flooring, radiator, ceiling light, power points


### Garage with carport

19' 8" x 9' 2"

Door to front, door to garden

### Garden

Paved patio, lawn

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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.















