



**HUNTERS®**  
HERE TO GET *you* THERE

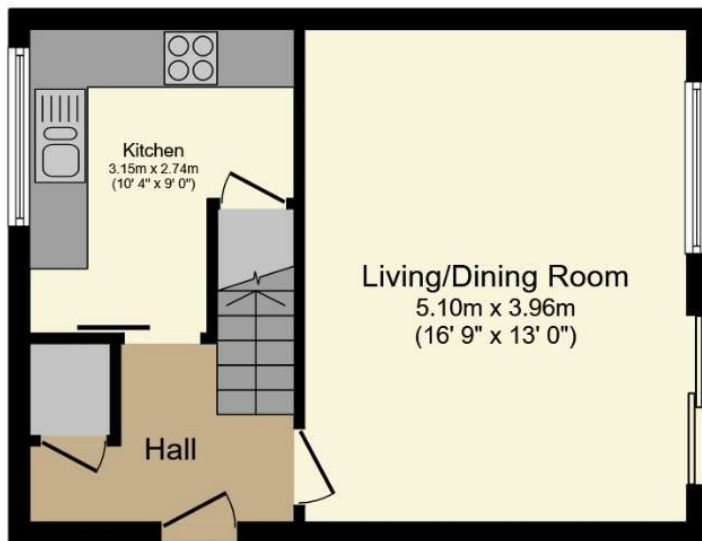
**162 Masefield Drive, Tamworth, B79 8JA**

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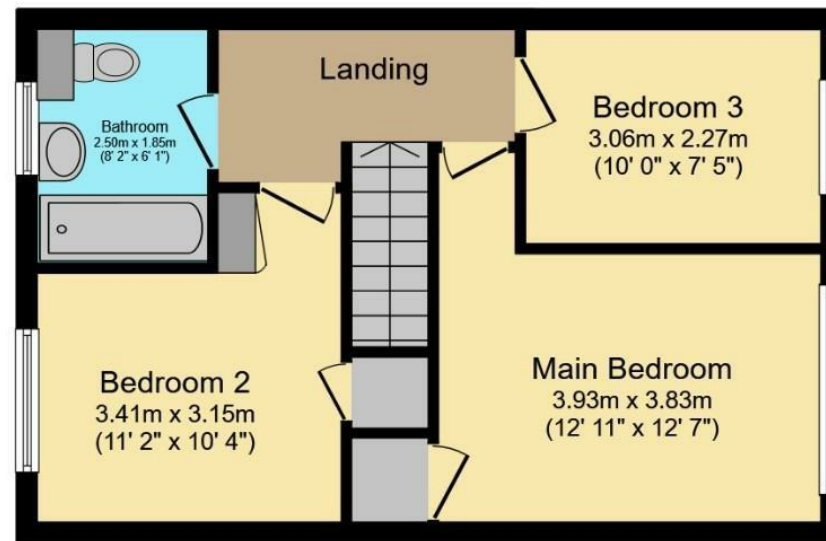
**Asking Price £140,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this spacious, three bedroom, first floor maisonette located within the popular, residential estate on the North Side of Tamworth, benefitting from being close to excellent schools, Tamworth town centre, local amenities and transport links. Perfect for investors and first time buyers looking for their first home!

In brief this property comprises; An entrance hall, kitchen, lounge with balcony, three bedrooms and a family bathroom.



**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>			
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**Entrance hall**

Wood effect laminte flooring, storage cupboard, ceiling light, radiator, stairs to first floor

**Kitchen**

10' 4" x 9' 0"  
Double glazed windows to front, wood effect laminate flooring, storage cupboard, built in oven and hob, wall and base units, plumbing for washing machine, stainless steel sink and drainer, ceiling light, power points

**Lounge**

16' 9" x 13' 0"  
Carpeted flooring, double glazed window to front, double glazed patio door to balcony, ceiling light, power points, radiator

**Balcony**

Enclosed with astroturf

**Bedroom 1**

12' 11" x 12' 7"  
Carpeted flooring, double glazed window to front, ceiling light, power points, radiator, storage cupboard

**Bedroom 2**

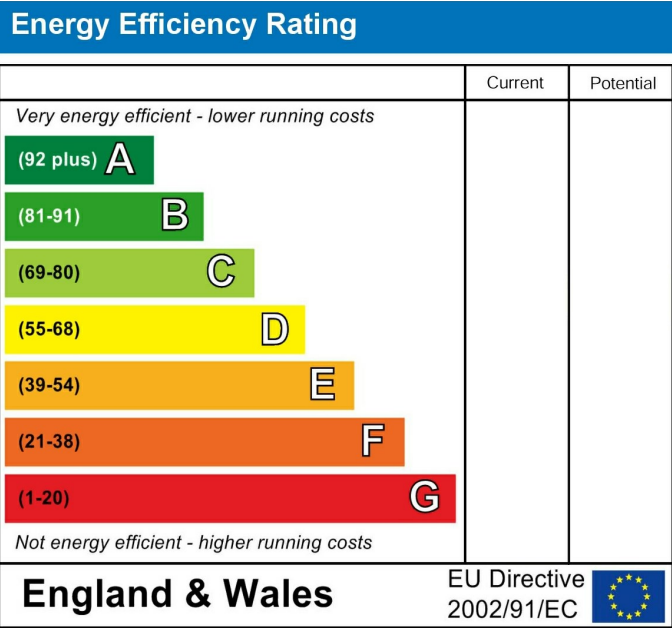
11' 2" x 10' 4"  
Carpeted flooring, double glazed window to rear, ceiling light, power points, radiator, storage cupboard

**Bedroom 3**

10' 0" x 7' 5"  
Carpeted flooring, double glazed window to front, ceiling light, power points, radiator

**Bathroom**

8' 2 x 6' 1"  
Wood effect laminate flooring, heated towel rail, low flush WC, sink/ vanity unit, bath with shower overhead, part tiled walls, ceiling light, double glazed window to rear



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.







