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**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

**70 Cross Street, Kettlebrook, Tamworth, B77 1AJ**



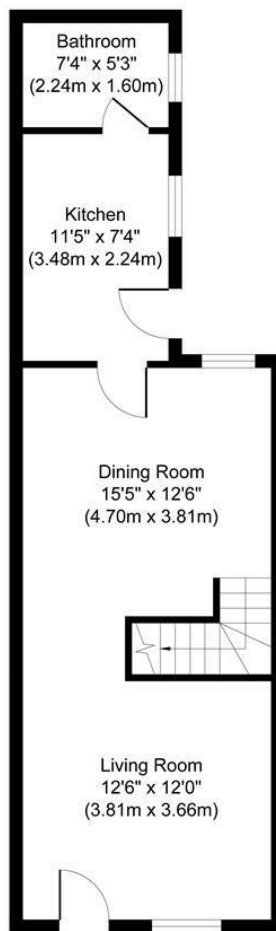
70 Cross Street, Kettlebrook, Tamworth, B77 1AJ

**Asking Price £180,000**

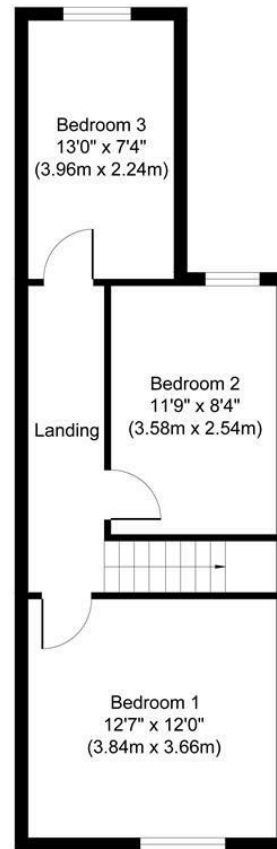
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming, well presented, three bedroom, mid terrace, family home located in Kettlebrook, Tamworth. This property benefits from being in close proximity to Tamworth town centre, Tamworth train station, local amenities and transport links. This is perfect for families as the property is placed in the catchment area for excellent schools!

In brief, this property comprises; A lounge, dining room, kitchen, bathroom, three bedrooms and an enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!

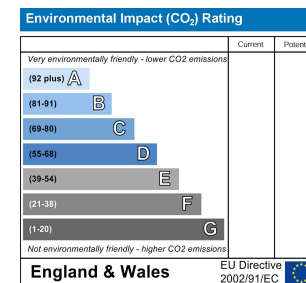
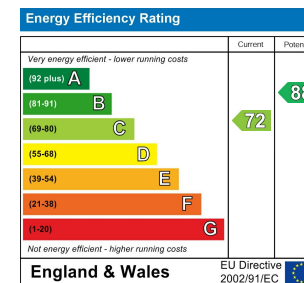


**Ground Floor**  
Approximate Floor Area  
474 sq. ft  
(44.03 sq. m)



**First Floor**  
Approximate Floor Area  
445 sq. ft  
(41.30 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.



**Lounge**

12' 6" x 12'

Wood effect vinyl flooring, double glazed window to front, radiator, power points

**Dining Room**

15' 5" x 12' 6"

Carpeted flooring, double glazed window to rear, power points, radiator

**Kitchen**

11' 5" x 7' 4"

Ceramic tiled flooring, wall and base units, door to side, double glazed window to side, stainless steel sink and drainer, tiled splash back, power points

**Bathroom**

7' 4" x 5' 3"

Ceramic tiled flooring, double glazed window to side, bath with shower overhead, sink, low flush WC, part tiled walls

**Bedroom 1**

12' 7" x 12'

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

**Bedroom 2**

11' 9" x 8' 4"

Carpeted flooring, double glazed window to rear, power points, radiator

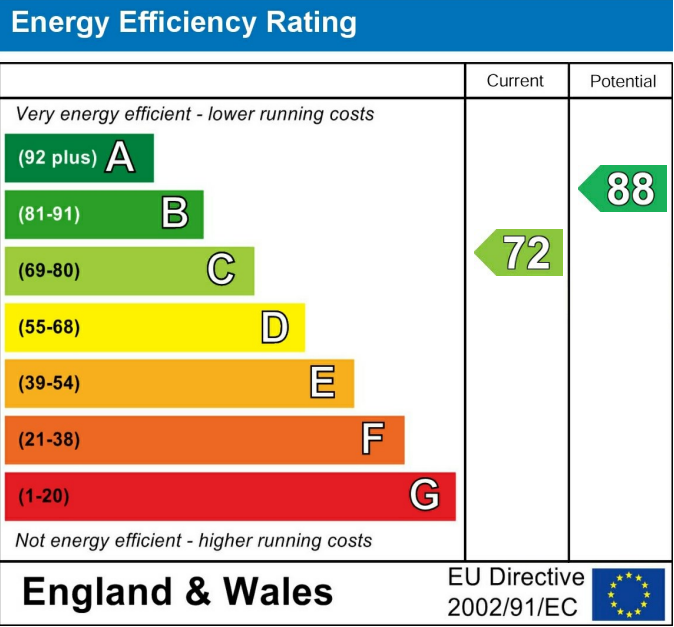
**Bedroom 3**

13' x 7' 4"

Carpeted flooring, double glazed window to rear, power points, radiator

**Rear**

Block paved patio, astro turf



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.











