



HUNTERS[®]
HERE TO GET *you* THERE

44 Grazier Avenue, Tamworth, B77 1GP

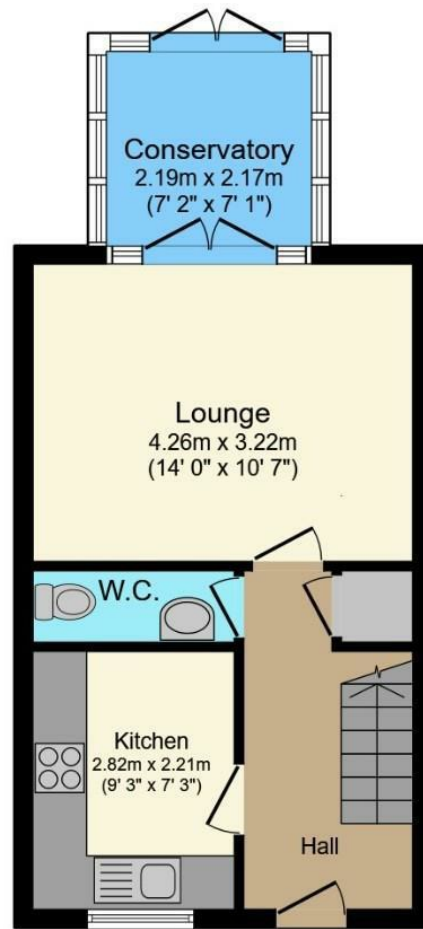
44 Grazier Avenue, Tamworth, B77 1GP

Asking Price £220,000

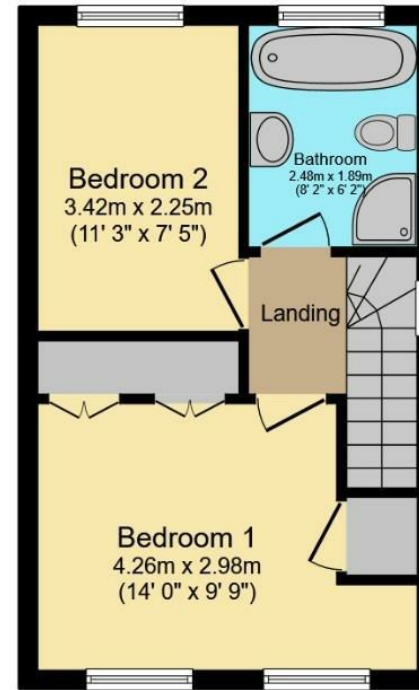
HUNETRS OF TAMWORTH are delighted to be offering FOR SALE with NO ONWARD CHAIN this charming, two bedroom, end terraced, family home located in the popular area of Two Gates in Tamworth.

This property benefits from being in close proximity to local amenities and transport links including Wilnecote Train station, perfect for commuters. This property falls in the catchment area for excellent schools, perfect for families looking for their next home.

In brief, this property comprises: An entrance hall, kitchen, downstairs WC, lounge, conservatory, two bedrooms, a family bathroom and an enclosed garden. To the front of the property are two allocated parking spaces.

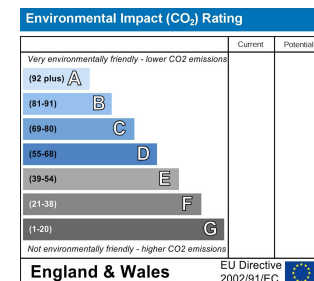
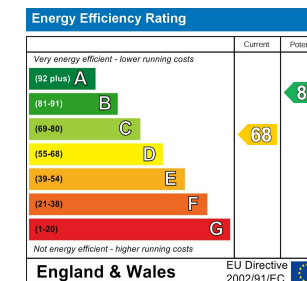


Ground Floor



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



Front

Two allocated parking spaces

Kitchen

9'3" x 7'3"

Double glazed window to front, wood effect laminate flooring, built in oven and hob, stainless steel sink and drainer, wall and base units, tiled splash back, plumbing for washing machine, power points, radiator

Downstairs WC

Wood effect vinyl flooring, wash hand basin, low flush WC, radiator, extractor

Lounge

14' x 10'7"

Double glazed window to rear, double doors to conservatory, carpeted flooring, power points, radiator

Conservatory

7'2" x 7'1"

Ceramic tiled flooring, double doors to garden

Bedroom 1

14' x 9'9"

Double glazed window to front, carpeted flooring, built in wardrobe, built in cupboard, power point, radiator

Bathroom

8'2" x 6'2"

Double glazed window to rear, tiled effect flooring, low flush WC, sink and vanity unit, bath, walk in shower, heated towel rail, extractor fan

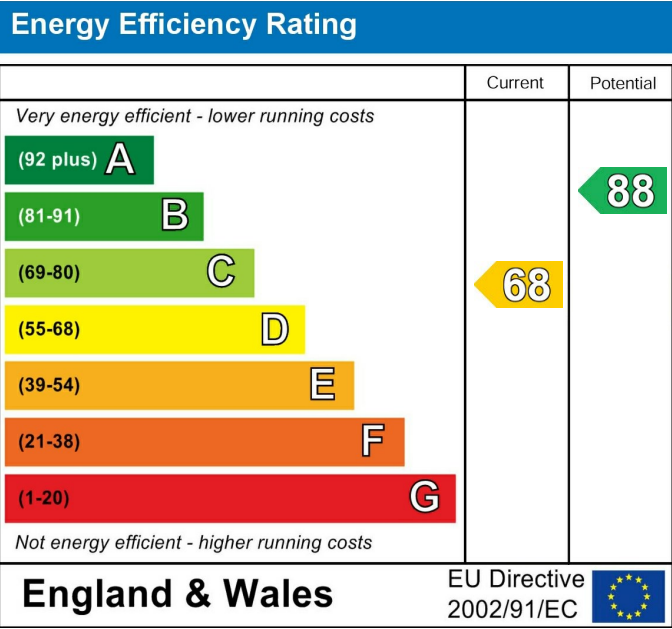
Bedroom 2

11'3" x 7'5"

Double glazed window to rear. carpeted flooring, power point, radiator

Garden

Paved patio, low maintenance, wooden out building



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.

