



HUNTERS[®]

HERE TO GET *you* THERE

4 Albert Road, Tamworth, B79 7JY

4 Albert Road, Tamworth, B79 7JY

£145,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE with NO ONWARD CHAIN this charming, well presented, modern, two bedroom apartment located in the Town centre of Tamworth. This property benefits from being in proximity to transport links (including Tamworth Train Station), local amenities and in the catchment of excellent schools. This property is perfect for first time buyers!

In brief, this property comprises; An entrance hall, lounge area, kitchen, two bedrooms, an En-Suite and a bathroom.

This property is offered for sale using the Committed Buyer process.

When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market.

As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group - see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Lounge

25'6" x 12'6"

Wood effect vinyl flooring, double doors with faux balcony, radiator

Kitchen

9'8" x 8'

Wood effect vinyl flooring, wall and base units, tiled splash back integrated fridge freezer, built in oven and hob, plumbing for washing machine and dryer

Bedroom 1

9'11" x 9'8"

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

En - Suite

6' x 5'10"

Tile effect vinyl flooring, tiled splash back, walk in shower, Low flush WC, sink, extractor fan

Bedroom 2

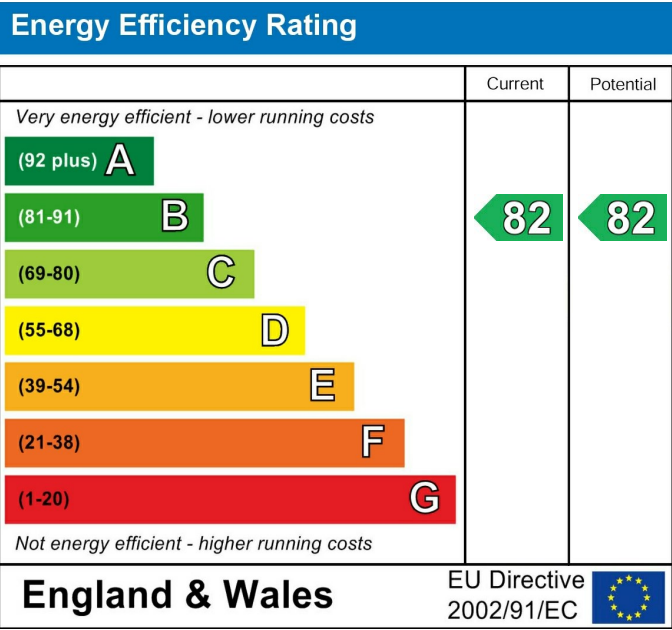
9'8" x 9'7"

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

Bathroom

6'4" x 5'10"

Wood effect vinyl flooring, part tiled walls, bath with shower over head, low flush WC and sink vanity unit, radiator



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.







