



HUNTERS®
HERE TO GET *you* THERE

63 Whiting, Tamworth, B77 1HP

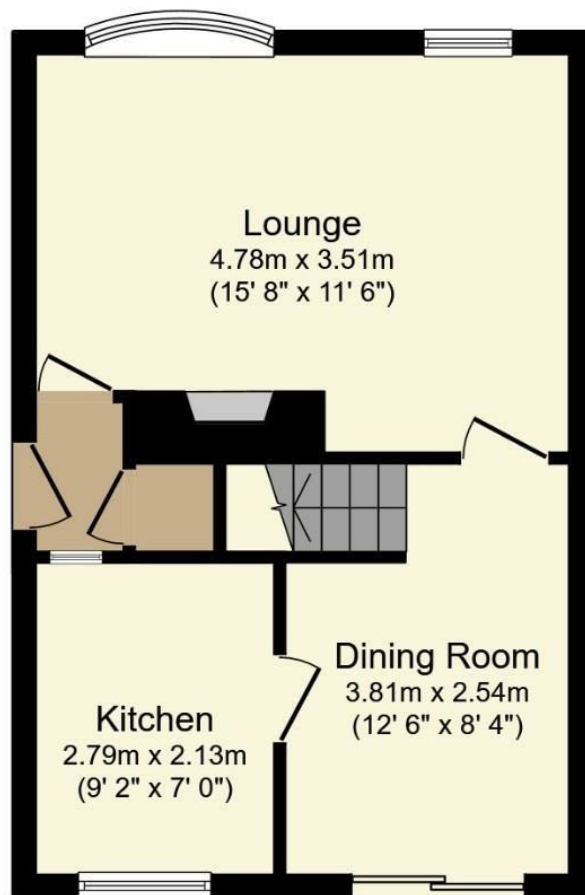
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Asking Price £260,000

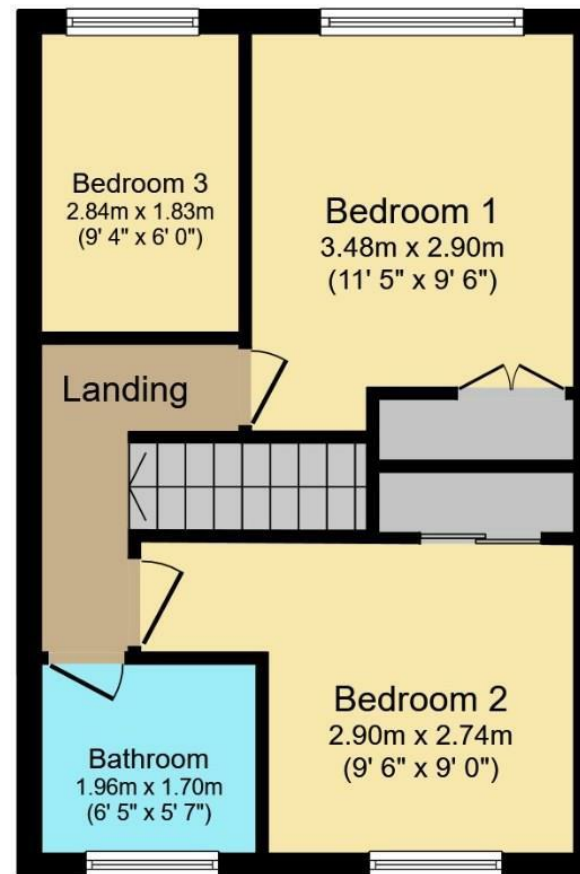
HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE with NO ONWARD CHAIN this spacious, three bedroom, link-detached family home in the highly sought after area of Dosthill.

This property benefits from being in close proximity to local shops, amenities, transport links and commuter routes including Wilnecote Train Station. This property falls in the catchment area of excellent schools. Perfect for families looking for their new home!

In brief this property comprises; An entrance hall, lounge, dining room, kitchen, three bedrooms, a bathroom, and an enclosed garden. To the front is a driveway and carport with parking for vehicles.



Ground Floor
Floor area 35.1 sq.m. (378 sq.ft.)



First Floor
Floor area 35.1 sq.m. (378 sq.ft.)

Total floor area: 70.2 sq.m. (755 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Frontage

Block paved driveway, low maintenance garden and a car port.

Living Room

15'8 x 11'6
Carpeted flooring, radiator, double glazed window to front, power points, feature fireplace and ceiling light.

Dining Room

12'6 x 8'4
Carpeted flooring, radiator, patio doors to garden, stairs to first floor, power points and ceiling light.

Kitchen

9'2 x 7
Tile effect laminate flooring, wall and base units, stainless steel sink and drainer, tiled splash back, double glazed window to rear, power points and ceiling light.

Bedroom One

11'5 x 9'6
Carpeted flooring, double glazed window to front, built in wardrobes, power points, ceiling light and power points.

Bedroom Two

9'6 x 9
Carpeted flooring, double glazed window to rear, built in wardrobes, ceiling light, power points, ceiling light and radiator.

Bedroom Three

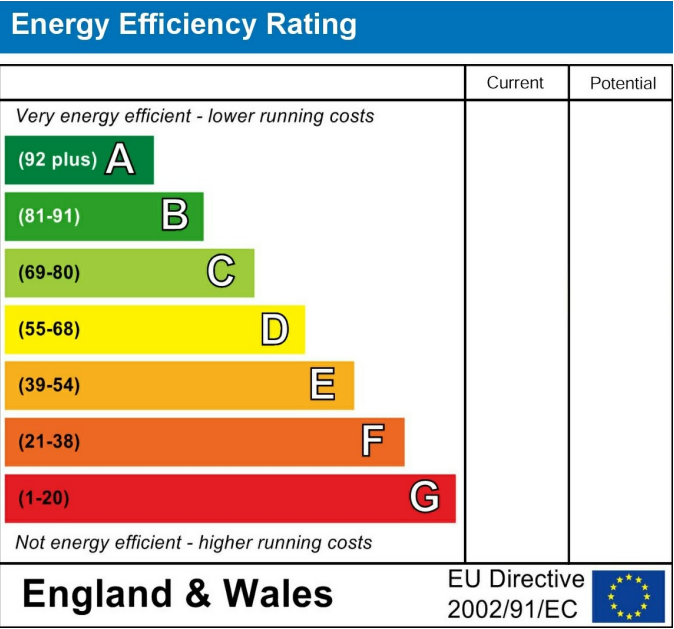
9'4 x 6
Carpeted flooring, double glazed window to front, ceiling light, power points and radiator.

Bathroom

6'5 x 5'7
Carpeted flooring, low flush WC, sink, double glazed window to rear, bath with shower over, radiator and extractor fan.

Garden

Paved patio, lawn and mature borders.



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.







