



HUNTERS[®]

HERE TO GET *you* THERE

63 Grazier Avenue, Tamworth, B77 1GW

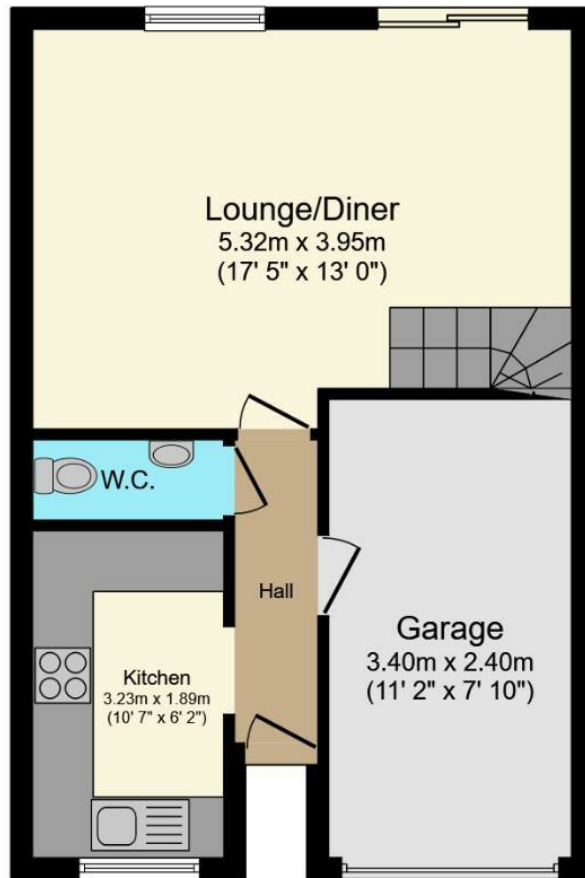
63 Grazier Avenue, Tamworth, B77 1GW

Asking Price £275,000

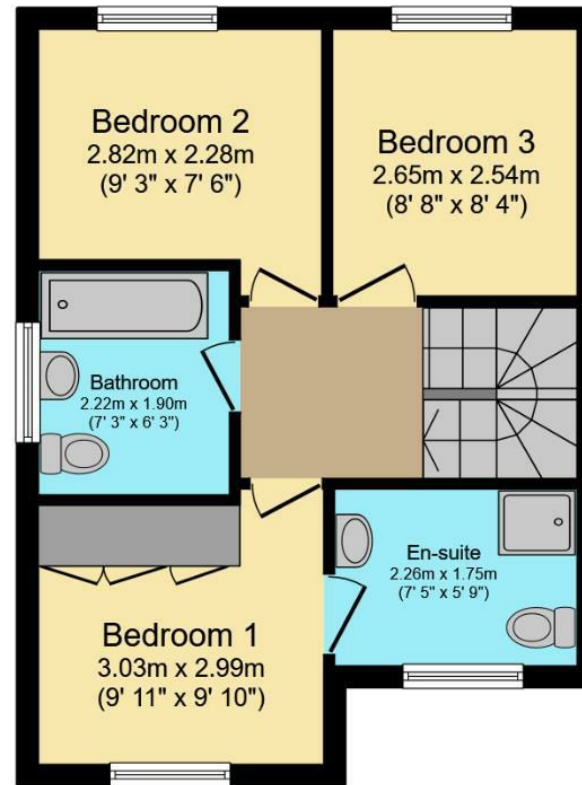
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this beautifully presented, three bedroom, semi detached, family home situated in the popular location of Two Gates. This property benefits from being in close proximity to commuter routes, local amenities and local transport links including Wilnecote Train Station. This property falls in the catchment area for excellent primary and secondary schools. Perfect for families looking for their new home!

In brief, this property comprises; An entrance hall, kitchen, downstairs WC, lounge/ dining area, garage conversion into an office/ study, Master bedroom with an En-Suite, two further bedrooms, a family bathroom and an enclosed garden. To the front of the property is a driveway with parking for multiple vehicles.

We highly recommend an internal viewing to truly appreciate what this property and the location has to offer!



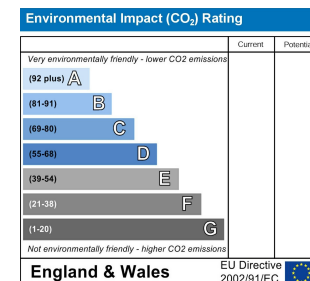
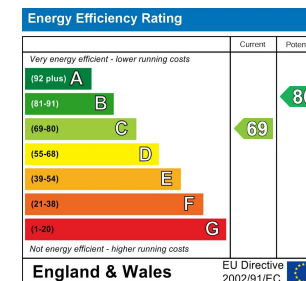
Ground Floor
Floor area 42.4 sq.m. (456 sq.ft.)



First Floor
Floor area 36.2 sq.m. (390 sq.ft.)

Total floor area: 78.5 sq.m. (845 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



Front

Driveway

Kitchen

10'7" x 6'2"

Ceramic tile flooring, double glaze window to front, tiled splash back, wall and base units, stainless steel sink and drainer, plumbing for washing machine, radiator, power points

Downstairs WC

Ceramic tiled flooring, low flush WC, sink, radiator, extractor fan

Lounge/ Diner

17'5" x 13'

Wood effect laminate flooring, double glazed window to rear, media wall with electric fire, stairs to first floor, power points

Bedroom One

9'11"x 9'10"

Carpeted flooring, double glazed window to front, built in wardrobe, radiator, power points

En-Suite

7'5" x 5'9"

Ceramic tiled flooring, double glazed window to front, part tiled walls, low flush WC, walk in shower, sink and vanity unit, heated towel rail

Bedroom Two

9'3" x 7'6"

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

Bedroom Three

8'8" x 8'4"

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

Bathroom

7'3" x 6'3"

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

Garage Conversion

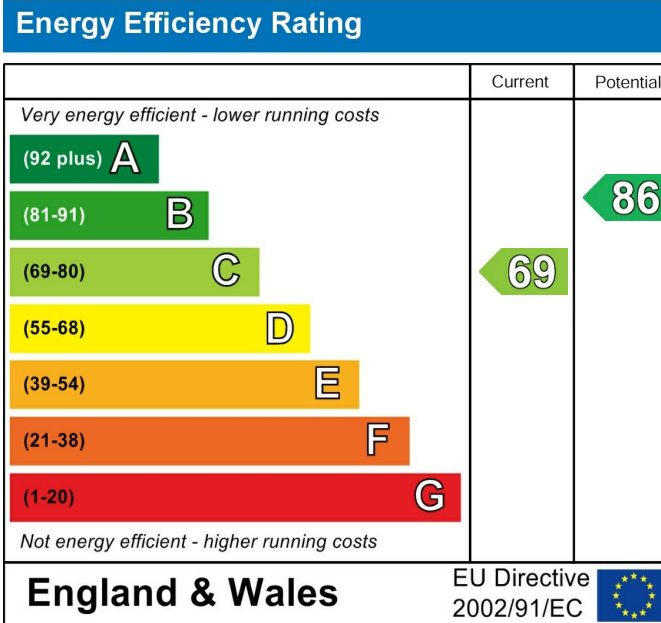
11'2" x 7'10"

Garage converted into study/ office space.

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

Garden

Paved patio, decking area, artificial grass



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.







