



HUNTERS®

HERE TO GET *you* THERE

9 Cross Street, Kettlebrook, Tamworth, B77 1AS

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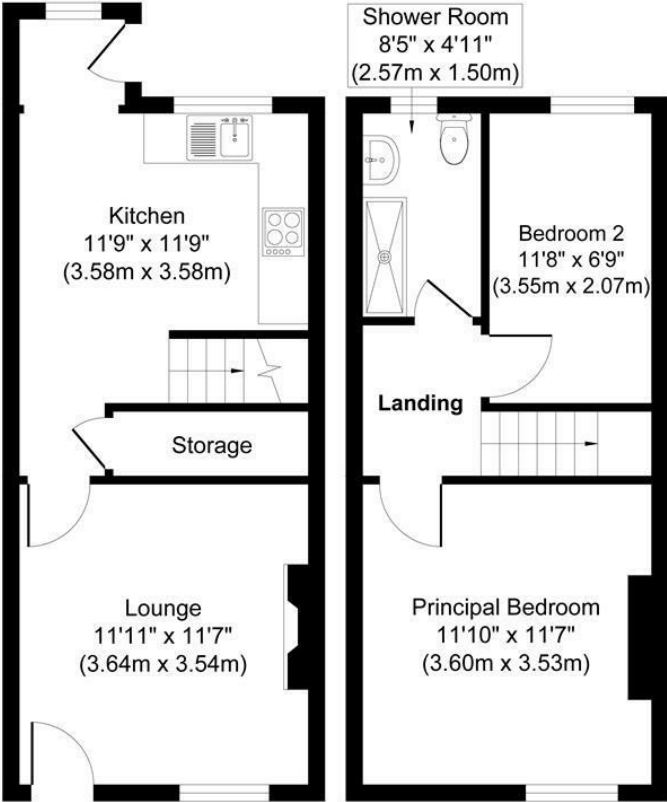
£175,000

HUNTERS OF TAMWORTH are delighted to offer FOR SALE this beautifully presented two bedroom mid-terrace home! Situated close to Tamworth town centre, local transport links and commuter routes the property is ideal for first time buyers, investors and those looking to downsize!

In brief the property comprises; Lounge, kitchen diner, two good sized bedrooms and a family bathroom. To the rear of the property is enclosed garden!

We highly recommend scheduling an internal viewing to truly appreciate what this charming property has to offer!

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Ground Floor
Approximate Floor Area
327 sq. ft
(30.79 sq. m)

First Floor
Approximate Floor Area
312 sq. ft
(28.98 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Front

On street parking

Lounge

11'11" x 11'7"

Laminate flooring, double glazed windows to front, radiator, ceiling light, power points, storage cupboard.

Kitchen Diner

11'9" x 11'9"

Double glazed windows to rear, tiled flooring, range f modern wall and base units, built in oven and hob, extractor overhead, part tiled walls, radiator, power points.

Bedroom One

11'10" x 11'7"

Double glazed windows to front, carpet, built in cupboard, radiator, ceiling light, power point.

Bedroom Two

11'8" x 6'9"

Double glazed windows to rear, carpet, radiator, power point.

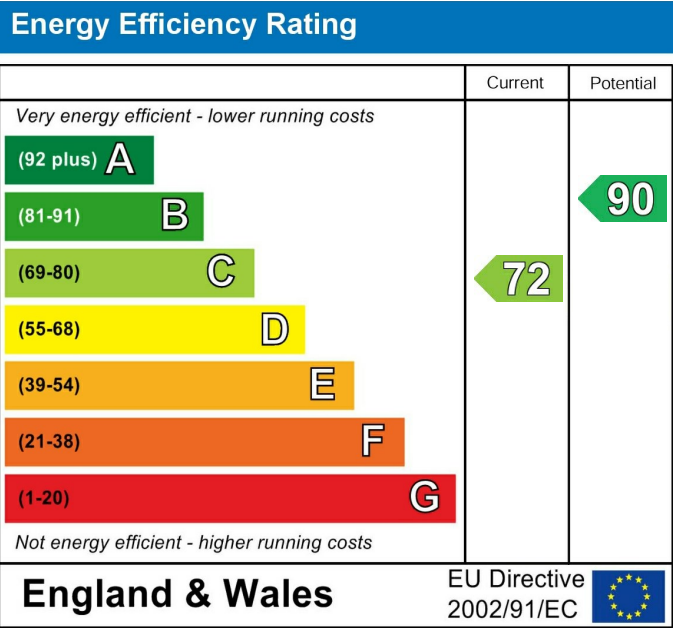
Bathroom/Shower room

8'5" x 4'11"

Double glazed windows to rear, vinyl flooring, stylish double shower cubicle with tiled walls, low flush w/c, vanity unit with insert basin, heated towel rail, downlights.

Garden

Private rear garden, cots world stone paved pathway, fenced boundaries, gated access to rear.



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.

