



HUNTERS[®]
HERE TO GET *you* THERE

41 Saxon Mill Lane, Tamworth, B79 7JJ

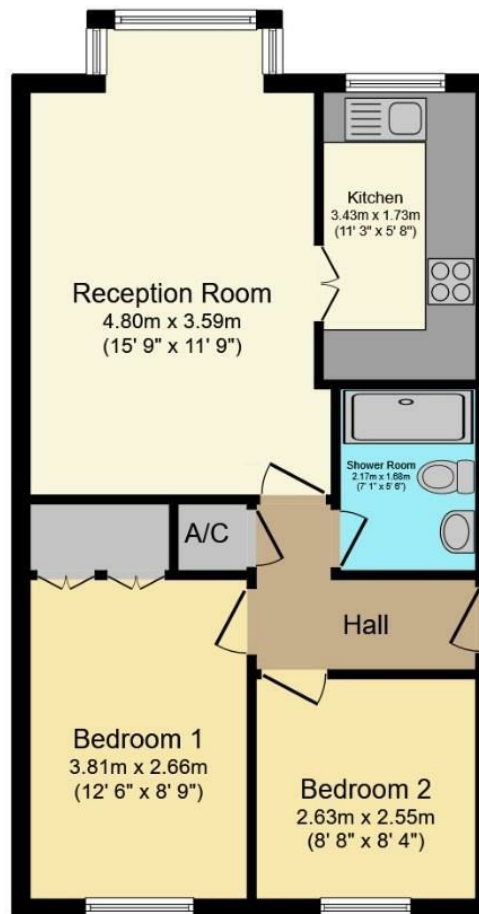
41 Saxon Mill Lane, Tamworth, B79 7JJ

Asking Price £135,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE with NO ONWARD CHAIN this charming, spacious, two bedroom, first floor apartment located in the Tamworth town centre.

This property benefits from being in close proximity to local shops, amenities and transport links, including Tamworth train station which offers commuter routes to bigger cities. This property falls in the catchment area for excellent schools and further education, including The Rawlett School, South Staffordshire College and Landau Forte Academy Tamworth Sixth Form.

In brief, this property comprises; An entrance hall, reception room, kitchen, two bedrooms and a family shower room. This property has allocated parking.



Total floor area: 52.5 sq.m. (565 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		
	78	78
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		

Reception Room

15'9" x 11'9"
Double glazed bay window, carpeted flooring, ceiling light, radiator, power points

Kitchen

11'3" x 5'8"
Double glazed window, wood effect laminate flooring, wall and base units, integrated oven and hob, plumbing for washing machine, sink and drainer, ceiling light, radiator, power points

Shower Room

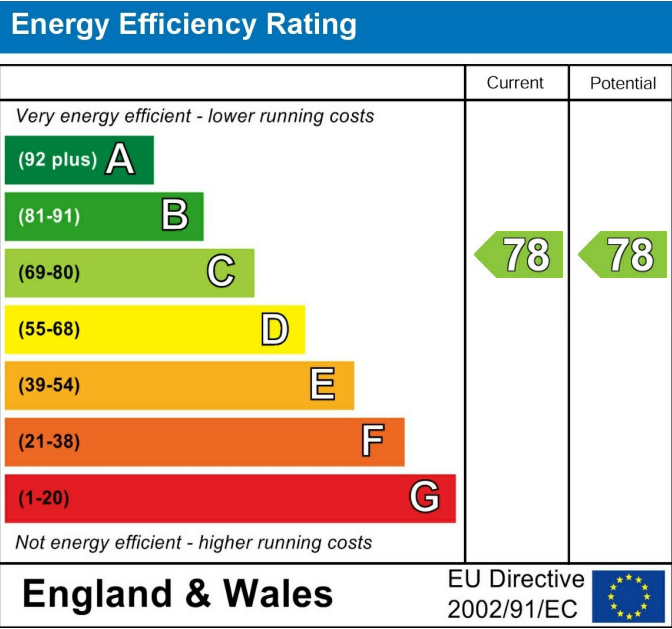
7'1" x 5'6"
Pattern tiled flooring, splash back, low flush WC, sink, walk in shower, ceiling light, extractor fan

Bedroom One

12'6" x 8'9"
Double glazed window, carpeted flooring, built-in wardrobes, ceiling light, radiator, power points

Bedroom Two

8'8" x 8'4"
Double glazed window, carpeted flooring, ceiling light, radiator, power points



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.







