

# HUNTERS®

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## Manston View

Tamworth, B79 8TH

Asking Price £379,750



Council Tax: D



# 12 Manston View

Tamworth, B79 8TH

Asking Price £379,750



## Frontage

Mature shrubs, pathway and driveway for multiple vehicles.

## Entrance Hallway

Ceramic tiled flooring, stairs to first floor, wall light, ceiling light, power points, radiator and built in cupboard.

## Lounge

18'10 x 12 (5.74m x 3.66m)

Carpeted flooring, French doors to the garden, radiator, ceiling light and power points.

## Kitchen/Diner

14'1 x 11'10 (4.29m x 3.61m)

Wall and base units, integrated washing machine, integrated dishwasher, integrated fridge freezer, built in oven and induction hob, double glazed window to front, sink and drainer.

## Downstairs WC

Ceramic tiled flooring, low flush WC, hand wash basin, part tiled walls, extractor fan, downlights and radiator.

## Principal Bedroom

11'7 x 11'1 (3.53m x 3.38m)

Carpeted flooring, double glazed window to front, radiator, power points, ceiling light and built in wardrobe.

## En-Suite

6'7 x 4'10 (2.01m x 1.47m)

Ceramic tiled flooring, hand wash basin, sink, walk in shower, part tiled walls and radiator.

## Bedroom Two

11'6 x 9'5 (3.51m x 2.87m)

Carpeted flooring, double glazed window to rear, ceiling light, radiator and power points.

## Bedroom Three

10'6 x 9'5 (3.20m x 2.87m)

Carpeted flooring, double glazed window to rear, ceiling light, radiator and power points.

## Bedroom Four

7'9 x 7'7 (2.36m x 2.31m)

Carpeted flooring, double glazed window to front, ceiling light, radiator and power points.

## Bathroom

6'7 x 6'3 (2.01m x 1.91m)

Ceramic tiled flooring, low flush WC, sink, bath with shower over, part tiled walls, ceiling light and radiator.

## Garage

17'2 x 8'7 (5.23m x 2.62m)

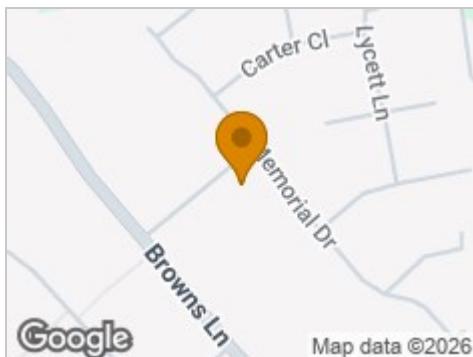
Up and over door, power points and ceiling light.

## Garden

Paved patio, lawn area, landscaped garden with mature boarders.



## Road Map



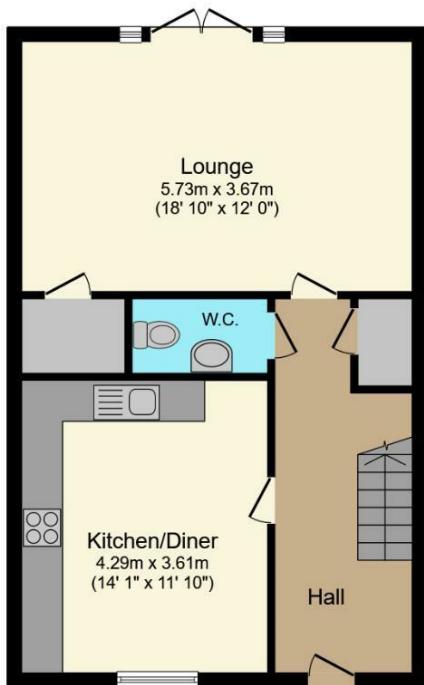
## Hybrid Map



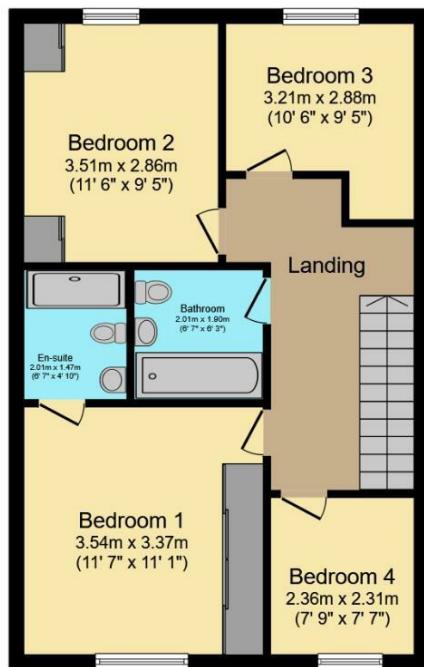
## Terrain Map



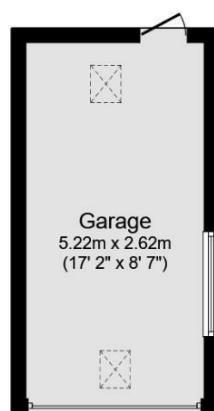
## Floor Plan



**Ground Floor**  
Floor area 53.1 sq.m. (571 sq.ft.)



**First Floor**  
Floor area 53.1 sq.m. (571 sq.ft.)



**Garage**  
Floor area 13.7 sq.m. (147 sq.ft.)

**Total floor area: 119.8 sq.m. (1,290 sq.ft.)**

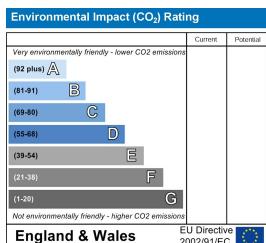
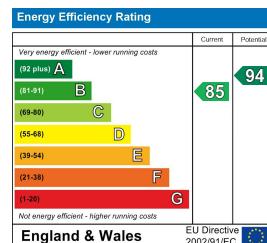
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](http://www.Propertybox.co)

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## Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.