

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Orton Road

Warton, Tamworth, B79 0HS

Asking Price £350,000



Council Tax: D



# 55 Orton Road

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Asking Price £350,000



## Frontage

Lawn area, driveway with parking for multiple vehicles.

## Entrance Hallway

Carpeted flooring, radiator, ceiling light, power points and stairs to first floor.

## Lounge

14'8 x 13'4 (4.47m x 4.06m)

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

## Snug (off lounge)

14'5 x 10'10 (4.39m x 3.30m)

Carpeted flooring, double glazed window to rear, ceiling light, radiator, power points, under stairs cupboard and storage cupboard.

## Bedroom One

12'0 x 11'2 (3.66m x 3.40m)

Double glazed bow window to front, double glazed window to side, carpeted flooring, radiator, ceiling light and power points.

## Bathroom

8'0 x 7'7 (2.44m x 2.31m)

Tile effect flooring, sink and vanity unit, double glazed window to side, low flush WC, part tiled walls, walk in shower, heated towel rail and spotlights.

## Kitchen

15'5 x 10'11 (4.70m x 3.33m)

Tile effect flooring, double glazed window to side and rear, stainless steel sink and drainer, base units,

ceiling light, power points, radiator, double glazed door to garden, plumbing for washing machine and pantry.

## Bedroom Two

16'10 x 13'1 (5.13m x 3.99m)

Carpeted flooring, double glazed window to side, wall lights, power points, storage cupboards and radiator.

## Bedroom Three

17'5 x 15'6 (5.31m x 4.72m)

Carpeted flooring, double glazed window to side, radiator, ceiling light, power points and storage cupboards (18'5 x 8'0)

## Store Room

9'6 x 8'2 (2.90m x 2.49m )

## Garden

Private, enclosed, lawn area, paved patio and mature borders.

## Garage

18'4 x 8'9 (5.59m x 2.67m)

Electric up and over door, power points, ceiling light, double glazed window to rear and side, double glazed door to garden.



Road Map



Hybrid Map



Terrain Map



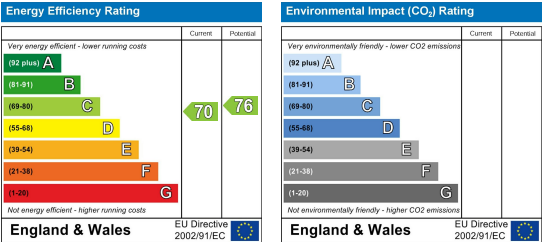
Floor Plan



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.