

# HUNTERS<sup>®</sup>

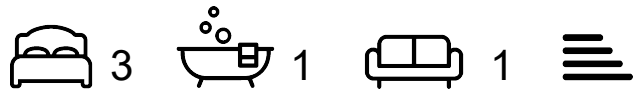
HERE TO GET *you* THERE



## Brambling

Tamworth, B77 5PQ

Asking Price £300,000



Council Tax: C



# 81 Brambling

Tamworth, B77 5PQ

Asking Price £300,000



## Entrance Hallway

5'2 x 4'9 (1.57m x 1.45m)

## Living Room

12'7 x 15'2 (3.84m x 4.62m)

Carpeted flooring, feature fireplace, double glazed bow window to front, down lights and power points.

## Kitchen

15'5 x 8'10 (4.70m x 2.69m)

Wood effect laminate flooring, double doors to garden, double glazed window to rear, wall and base units, built in oven and hob, down lights and tiled splash back.

## Utility

8' x 12'10 (2.44m x 3.91m)

Wood effect laminate flooring, wall and base units, double glazed window to rear, stainless steel sink and drainer, power points and radiator.

## Garage

8'5 x 13'4 (2.57m x 4.06m)

Double doors to front, ceiling light and power points.

## Principal Bedroom

9'8 x 12'3 (2.95m x 3.73m)

Carpeted flooring, double glazed window to front, radiator, built in wardrobes and down lights.

## Bedroom Two

9' x 10' (2.74m x 3.05m)

Carpeted flooring, double glazed window to rear, radiator, built in cupboard and power points.

## Bedroom Three

6'2 x 9 (1.88m x 2.74m)

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

## Bathroom

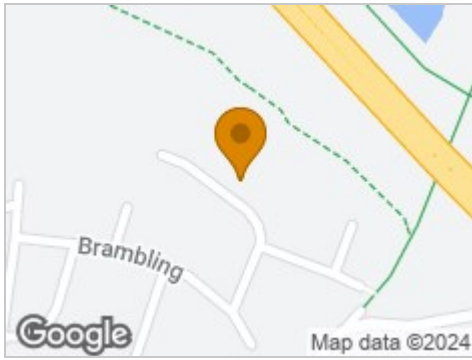
5'4 x 6'4 (1.63m x 1.93m)

Wood effect laminate flooring, double glazed window to rear, bath with shower over, sink and vanity unit, low flush WC, tiled walls, down lights and a heated towel rail.





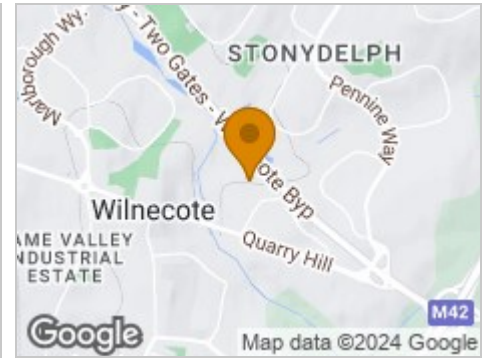
## Road Map



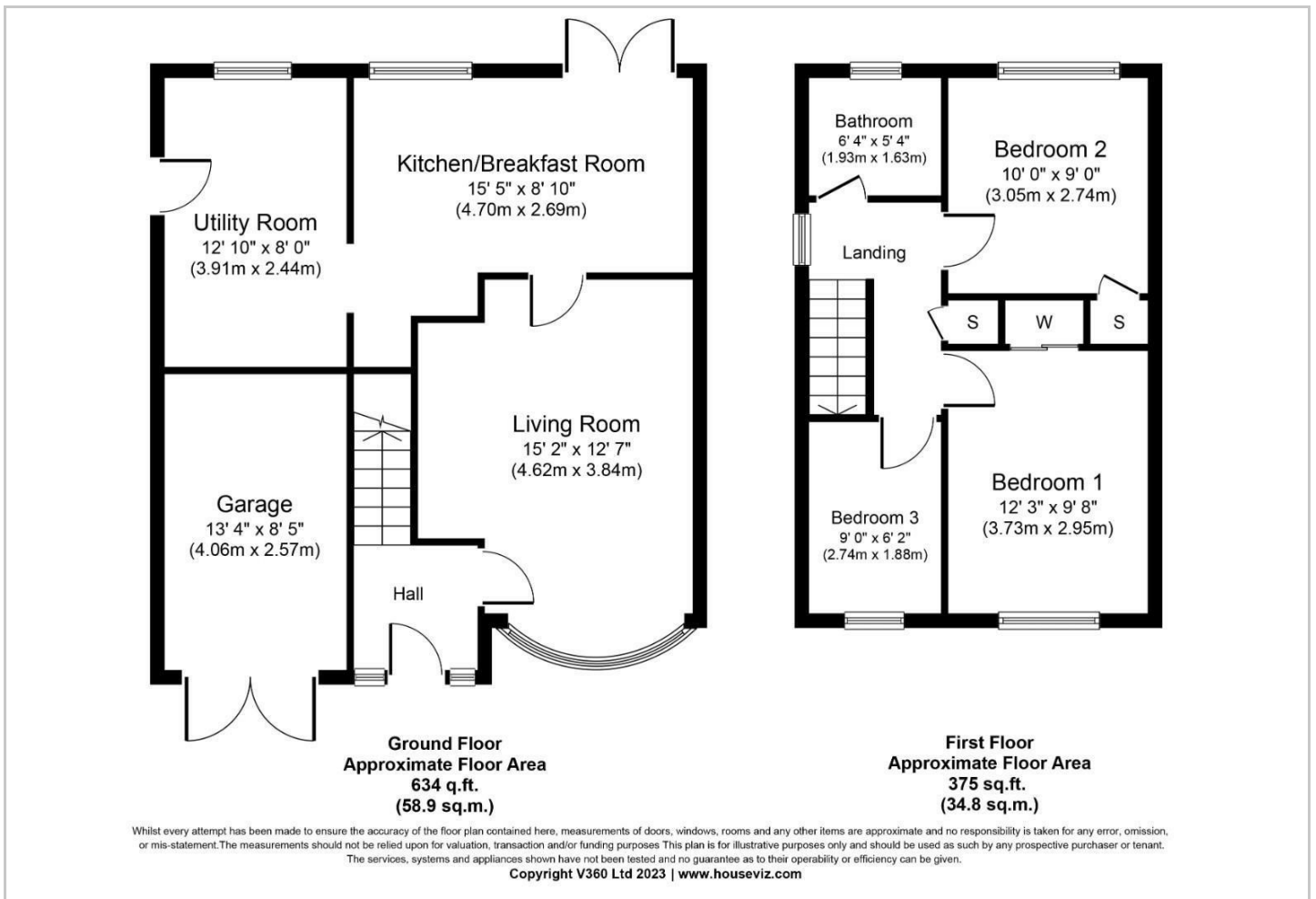
## Hybrid Map



## Terrain Map



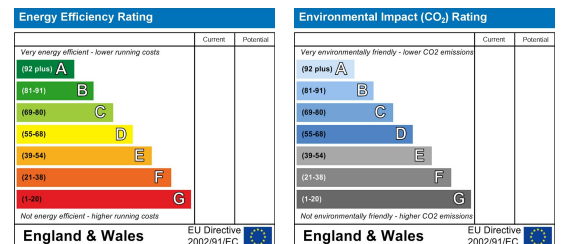
## Floor Plan



## 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.