



**St. Christophers Drive, Tamworth**  
, B77 1DS

**Asking Price £125,000**





# St. Christophers Drive, Tamworth

## DESCRIPTION

HUNTERS OF TAMWORTH are pleased to offer FOR SALE with NO ONWARD CHAIN this two bedroom park home located in the pleasant location of Two Gates. Close to local amenities, transport and commuter links.

In brief the property comprises; gravelled driveway, living room, kitchen, side porch, two double bedrooms, bathroom and private rear garden. The property also benefits from gas central heating.



# ROOMS

## External

Gravelled driveway to the side leading to a rear paved patio area.

## Living Room

19'8 x 12'2

Double glazed windows to front and side, carpeted flooring, power points, ceiling light and radiator.

## Kitchen

10'2 x 9'3

Double glazed window to side, double glazed door to side porch, laminate flooring, wall and base units, ceiling light, power point and radiator.

## Principal Bedroom

9'7 x 8'4

Double glazed window to rear, carpeted flooring, radiator, power points and ceiling light.

## Bedroom Two

9'2 x 8'4

Doubled glazed window to side, carpeted flooring, radiator, power points and ceiling light.

## Bathroom

6'5 x 5'5

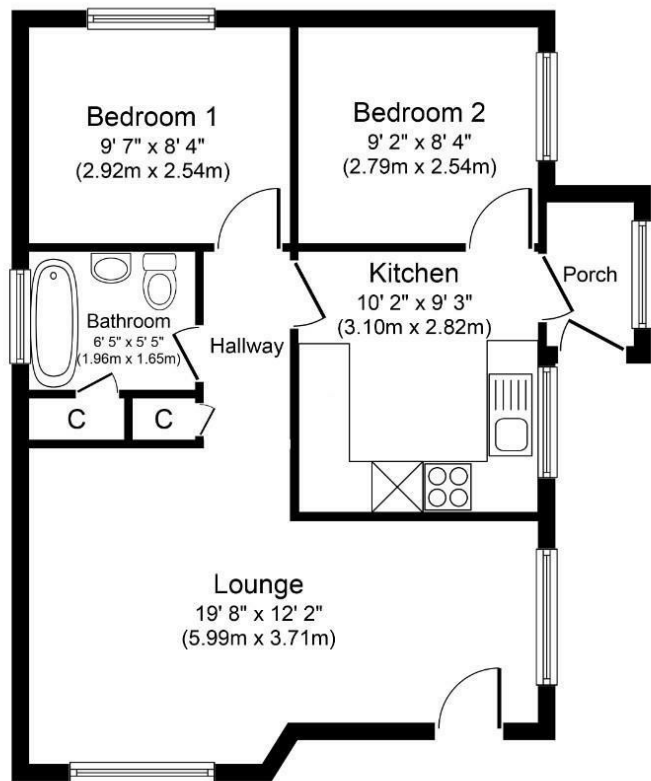
Double glazed window to side, bath, low flush WC, inset vanity and sink unit, vinyl flooring, cladding to walls and ceiling and storage cupboard.

## Rear Garden

Private rear garden with a lawn, a variety of plants and shrubs with a fenced boundary.







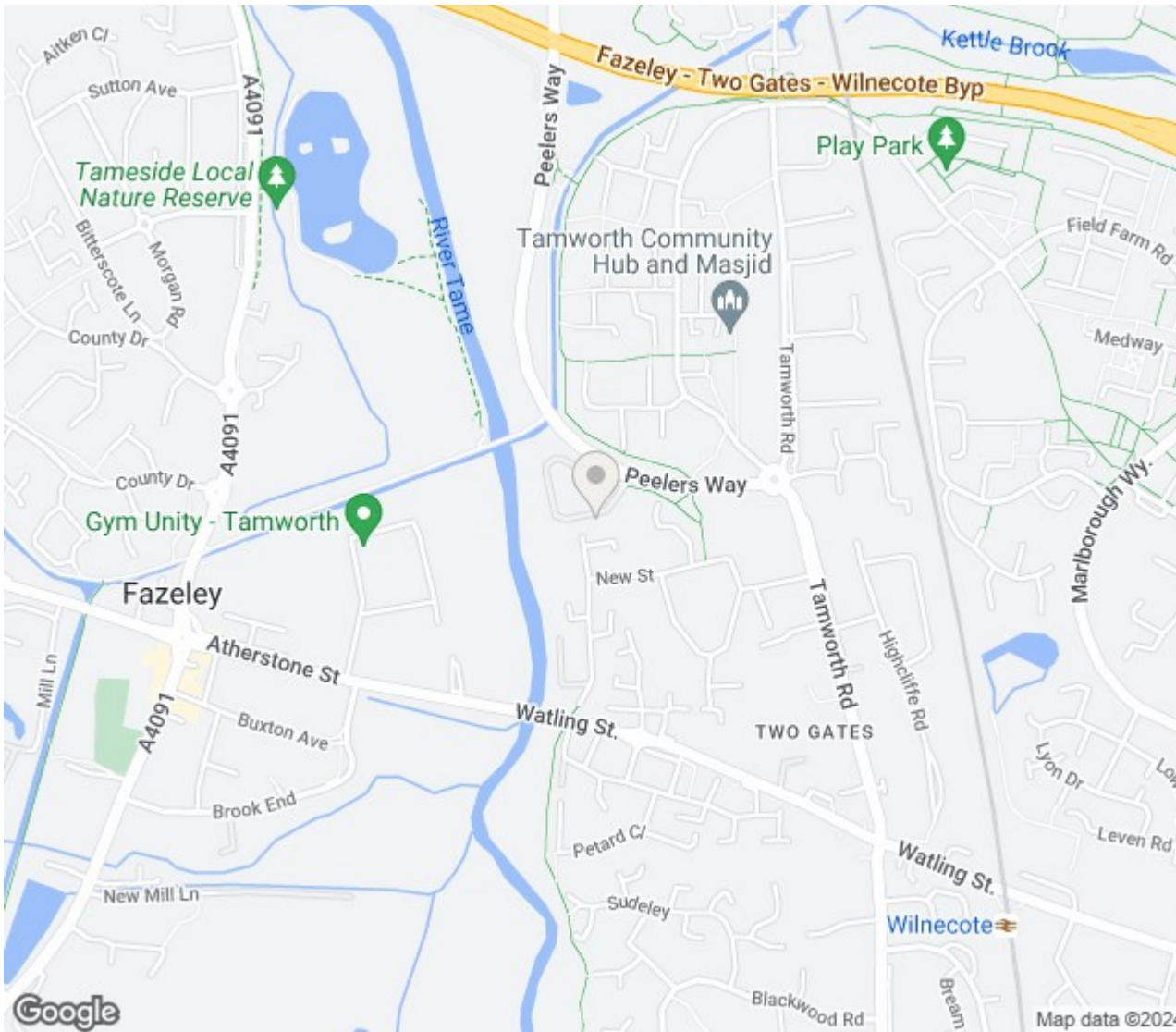
**Approximate Floor Area**  
**564 sq. ft.**  
**(52.4 sq. m.)**

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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**6 Victoria Road, Tamworth, B79 7HL | 01827 66277 | tamworth@hunters.com**











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.