

HUNTERS®

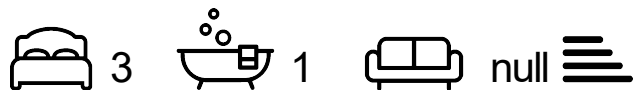
HERE TO GET *you* THERE



Highcliffe Road

Tamworth, B77 1EF

Asking Price £215,000



Council Tax: B



106 Highcliffe Road

Tamworth, B77 1EF

Asking Price £215,000



Front

Block paved driveway with parking for multiple vehicles

Garden

Paved patio, door to garage, mature borders

Living/Dining Room

27' 10" x 11' 0" (8.23m 3.05m x 3.35m 0.00m)

Double glazed window to front, patio doors to garden, feature fireplace, wall lights

Kitchen

17' 5" x 7' 1" (5.18m 1.52m x 2.13m 0.30m)

Ceramic tiled flooring, wall and base units, stainless steel sink and drainer, built in oven and hob, built in cupboard

Conservatory

11' 8" x 5' 8" (3.35m 2.44m x 1.52m 2.44m)

Double glazed door to side, ceramic tiled flooring

Bedroom One

10' 3" x 9' 6" (3.05m 0.91m x 2.74m 1.83m)

Double glaze window to front, carpeted flooring, fitted wardrobes, radiator

Bedroom Two

11' 0" x 8' 0" (3.35m 0.00m x 2.44m 0.00m)

Double glazed window to rear, wood effect laminate flooring, radiator, power points

Bedroom Three

11' 0" x 6' 0" (3.35m 0.00m x 1.83m 0.00m)

Double glazed window to front, carpeted flooring, built in wardrobes, built in cupboard, radiator

Bathroom

6' 0" x 5' 4" (1.83m 0.00m x 1.52m 1.22m)

Double glazed window to rear, ceramic tiled flooring, part tiled walls, low flush WC, sink and vanity unit, walk in shower



The floor plan shows a rectangular house layout. At the top is a blue-shaded Conservatory (3.56m x 1.73m) with a white door leading to a small W.C. (Toilet). Below the conservatory is the Kitchen (5.31m x 2.16m). To the right of the kitchen is the Lounge/Dining Room (8.48m x 3.35m). A central Hall connects the kitchen, lounge, and a front Porch. A staircase is located in the hall. The front entrance is through the Porch into the Hall.

Ground Floor
 Floor area 56.9 sq.m. (612 sq.ft.)

First Floor
 Floor area 44.4 sq.m. (478 sq.ft.)

Total floor area: 101.3 sq.m. (1,090 sq.ft.)

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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

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 Rating

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		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

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		

EU Directive 2002/91/EC

England & Wales

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.

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