74 Amington Road, Tamworth, Staffordshire, B77 3PZ

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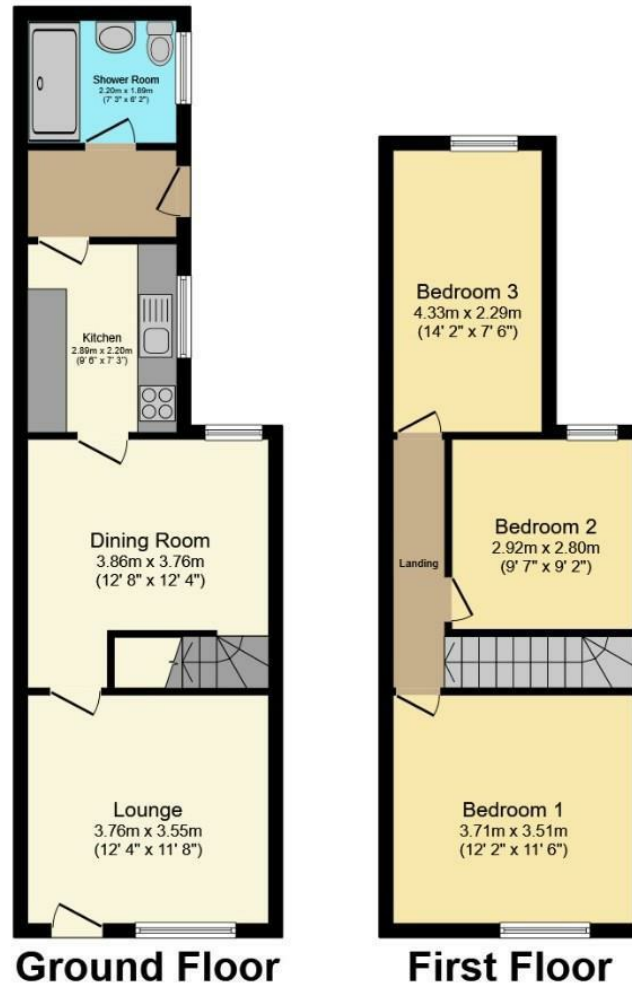
## Asking Price £190,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE with NO ONWARD CHAIN this charming, three bedroom, mid terrace home in the village location of Amington.
Situated in Amington village itself and close to excellent primary and secondary schools and the local shops and amenities. The property is also conveniently located close to the main transport links as well as being on a bus route to Tamworth town centre. This is perfect for first time buyers and investors.
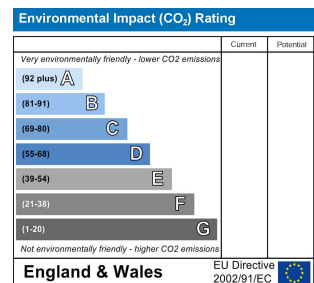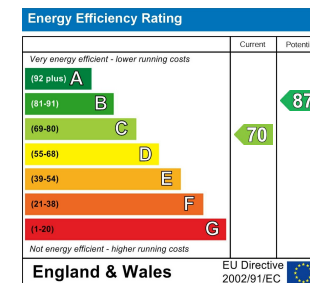
In brief the property comprises; lounge, dining room, kitchen, downstairs shower room and three double bedrooms. To the rear of the property is a low maintenance enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this pleasant property has to offer!

## Ground Floor

**Shower Room**
2.20m x 1.89m
(7' 3" x 6' 2")

**Kitchen**
2.89m x 2.20m
(9' 6" x 7' 3")

**Dining Room**
3.86m x 3.76m
(12' 8" x 12' 4")

**Lounge**
3.76m x 3.55m
(12' 4" x 11' 8")

## First Floor

**Bedroom 3**
4.33m x 2.29m
(14' 2" x 7' 6")

**Bedroom 2**
2.92m x 2.80m
(9' 7" x 9' 2")

Landing

**Bedroom 1**
3.71m x 3.51m
(12' 2" x 11' 6")

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

### Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | 70 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

### Environmental Impact (CO$_2$) Rating

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |

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## Lounge
12'4 x 11'8
Double glazed bow window to front, feature fireplace, carpeted flooring, wall lights, radiator and power points.

## Dining Room
12'8 x 12'4
Carpeted flooring, double glazed window to rear, feature fireplace, radiator and power points.

## Kitchen
9'6 x 7'3
Wood effect laminate flooring, double glazed window to side, plumbing for washing machine, tile splash back, stainless steel sink and drainer, ceiling light and power points.

## Shower Room
7'3 x 6'2
Ceramic tiled flooring, low flush WC, sink, walk in shower, radiator, double glazed window to side, part tiled walls and radiator.

## Bedroom One
12'2 x 11'6
Carpeted flooring, double glazed window to front, ceiling light, power points and radiator.

## Bedroom Two
9'7 x 9'2
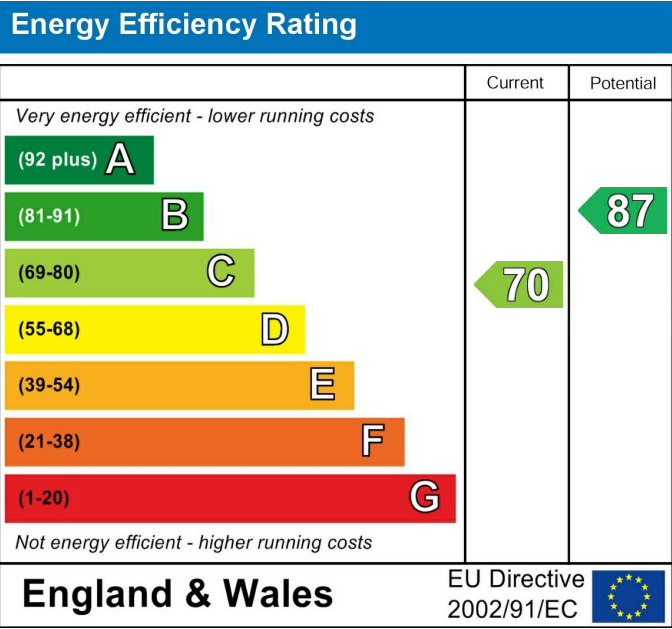Carpeted flooring, double glazed window to front, ceiling light, power points and radiator.

## Bedroom Three
14'2 x 7'6
Carpeted flooring, double glazed window to front, ceiling light, power points and radiator.

## Rear Garden
Paved patio, low maintenance and mature shrubs.

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EU Directive
2002/91/EC