

HUNTERS®

HERE TO GET *you* THERE



Talland Avenue

Amington, Tamworth, B77 3RB

£395,000



Council Tax: D



25 Talland Avenue

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Frontage

Driveway with parking for multiple vehicles and mature borders.

Entrance Hallway

Wood effect laminate flooring, stairs to first floor, radiator, ceiling light and power points.

Living Room

15 x 11'10 (4.57m x 3.61m)

Wood effect laminate flooring, double glazed window to front, feature fireplace, log burner, ceiling light, radiator and power points.

Kitchen/Family Room

27'4 x 10'9 (8.33m x 3.28m)

Ceramic tiled flooring, double doors to lounge, patio doors to orangery, downlights, radiators, wall and base units, built in cupboard, sink and drainer, built in oven and hob, built in microwave, integrated fridge freezer, integrated dishwasher, double glazed window to rear, power points and radiator.

Orangery

11 x 10'9 (3.35m x 3.28m)

Ceramic tiled flooring, double doors to garden, downlights and under floor electric heating.

WC

Ceramic tiled flooring, low flush WC, hand wash basin, part tiled walls, double glazed window to front, ceiling light and radiator.

Bedroom One

11'7 x 11'5 (3.53m x 3.48m)

Wood effect laminate flooring, double glazed window to front, feature wall, power points, ceiling light and radiator.

En-Suite

Wood effect laminate flooring, heated towel rail, double glazed window to front, downlights, walk in shower, extractor fan, sink and vanity unit, WC and part tiled walls.

Bedroom Two

11'5 x 11 (3.48m x 3.35m)

Wood effect laminate flooring, double glazed window to rear, ceiling light, radiator and power points.

Bedroom Three

11'6 x 9'2 (3.51m x 2.79m)

Wood effect laminate flooring, built in wardrobe, double glazed window to front, ceiling light, radiator and power points.

Bedroom Four

9 x 8'10 (2.74m x 2.69m)

Wood effect laminate flooring, double glazed window to rear, ceiling light, radiator and power points.

Garage

15'9 x 8'10 (4.80m x 2.69m)

Garden

Paved patio area, lawn area and mature borders.



Road Map



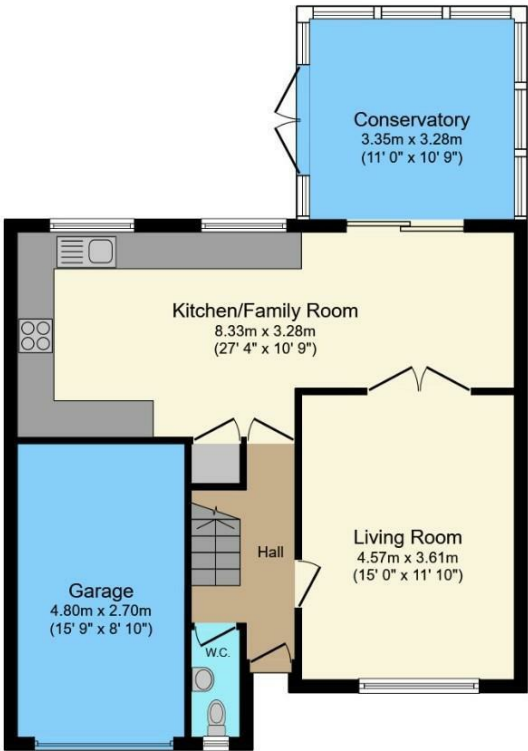
Hybrid Map



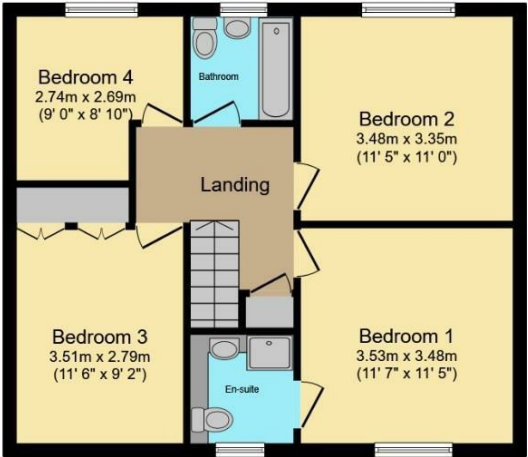
Terrain Map



Floor Plan



Ground Floor



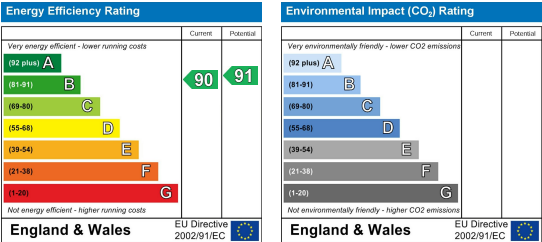
First Floor

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

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.