

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



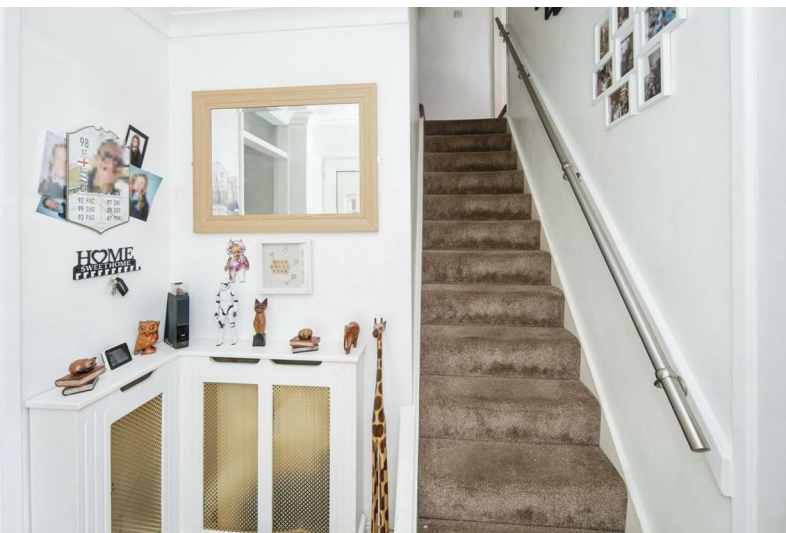
## Marlow Road

Tamworth, B77 3NH

Asking Price £260,000

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Council Tax: B



# 52 Marlow Road

Tamworth, B77 3NH

Asking Price £260,000



## Frontage

Block paved driveway and lawn area.

## Living Room

14'6 x 13'5 (4.42m x 4.09m)

Engineered oak flooring, double glazed bay window to front, radiator, ceiling light and power points.

## Kitchen

14'5 x 7'11 (4.39m x 2.41m )

Wood effect laminate flooring, double doors to garden, double glazed window to rear and side, wall and base units, stainless steel sink and drainer, built in washing machine, built in oven and hob, integrated fridge and freezer, integrated dish washer, splashbacks, radiator, power points and ceiling light.

## Bedroom One

14'4 x 8'2 (4.37m x 2.49m)

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

## Bedroom Two

10'1 x 8'9 (3.07m x 2.67m)

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

## Bedroom Three

10'1 x 5'7 (3.07m x 1.70m)

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

## Bathroom

6'5 x 6'2 (1.96m x 1.88m)

Tile effect laminate flooring, double glazed window to side, part tiled walls, walk in shower, low flush WC, sink, heated towel rail and ceiling light.

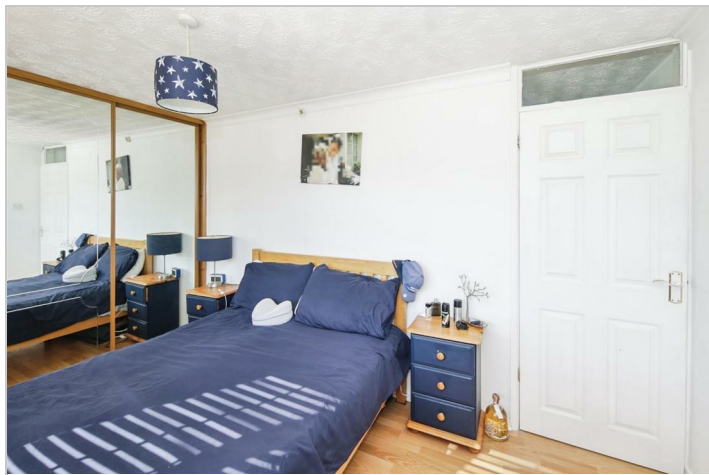
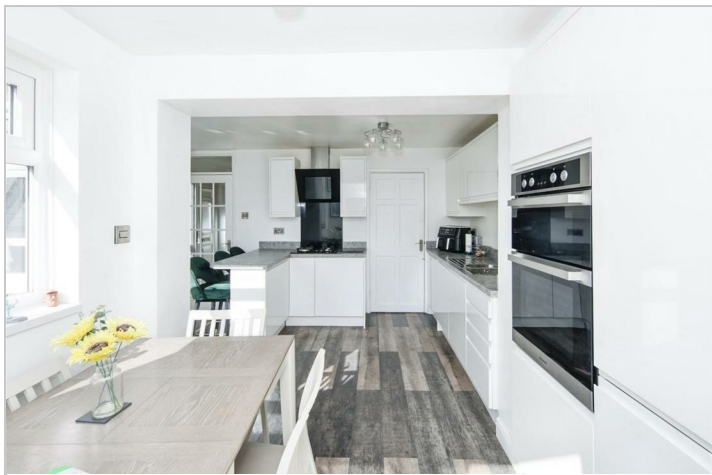
## Garage

16'5 x 8'9 (5.00m x 2.67m)

Up and over door.

## Garden

Block paved patio, lawn area and mature borders.



## Road Map



## Hybrid Map



## Terrain Map



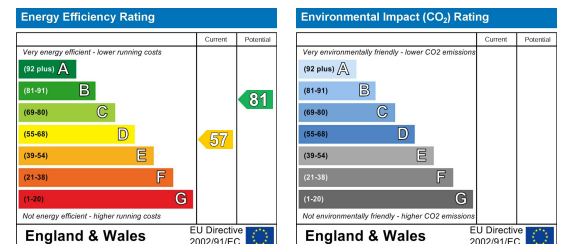
## Floor Plan



## 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.