

# HUNTERS®

HERE TO GET *you* THERE



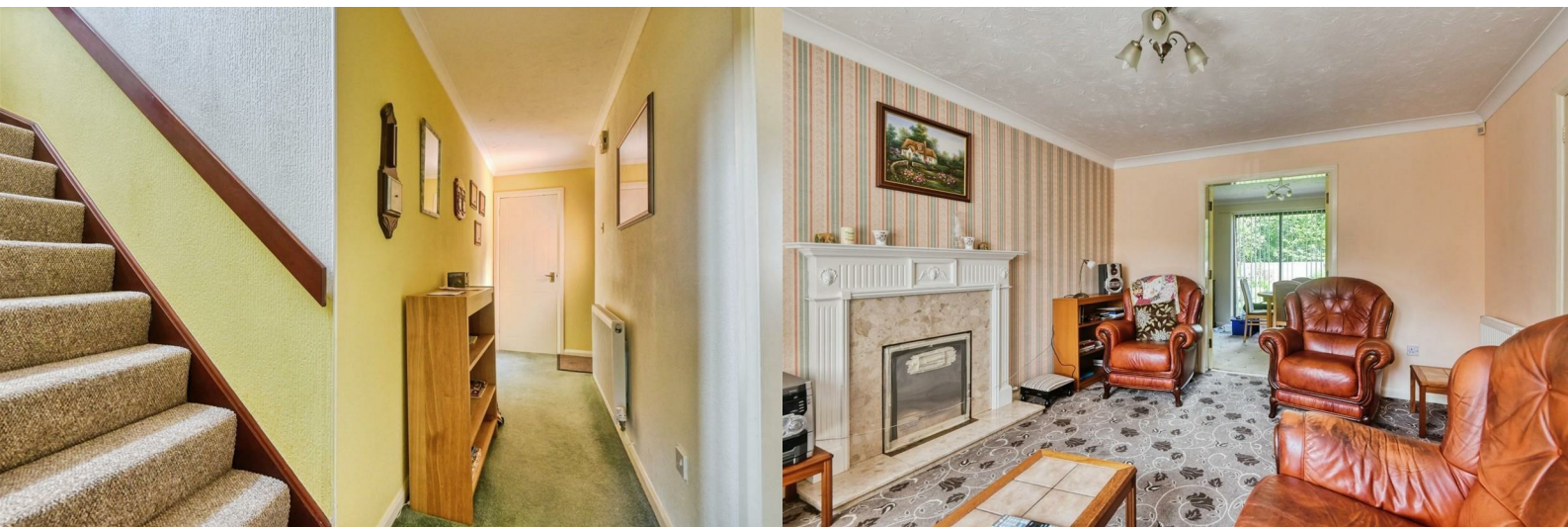
## Lindisfarne

Tamworth, B77 2QN

£355,000



Council Tax: D



# 37 Lindisfarne

Tamworth, B77 2QN

£355,000



## Frontage

Parking for multiple vehicles and driveway.

## Hall

Carpeted flooring, radiator, power points and ceiling light.

## Lounge

14'10 x 11'5 (4.52m x 3.48m )

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

## Dining Room

11'5 x 8'11 (3.48m x 2.72m)

Carpeted flooring, patio doors to garden, radiator, power points and ceiling light.

## Kitchen

12'4 x 7'4 (3.76m x 2.24m)

Ceramic tiled flooring, double glazed window to rear, door to garden, led splash back, sink and drainer, wall and base units, built in oven and hob, radiator, power points and ceiling light.

## Utility Room

7'5 x 4'1 (2.26m x 1.24m)

Ceramic tiled flooring, double glazed window to side, led splash back, stainless steel sink and drainer, plumbing for washing machine, power points and ceiling light.

## WC

Double glazed window to front, low flush WC, hand wash basin, led splash back, radiator and ceiling light.

## Bedroom One

12'11 x 12'2 (3.94m x 3.71m )

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

## En-suite

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

## Bedroom Two

9'3 x 9'1 (2.82m x 2.77m)

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

## Bedroom Three

11'2 x 8'8 (3.40m x 2.64m )

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

## Bedroom Four

9'3 x 7'9 (2.82m x 2.36m)

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

## Bathroom

6'9 x 6'7 (2.06m x 2.01m)

Wood effect laminate flooring, part tiled walls, double glazed window to rear, bath and shower overhead, low flush WC, sink, heated towel radiator and ceiling light.

## Garage

Up and over door.

## Garden

Block paved patio, lawn and mature borders.



## Road Map



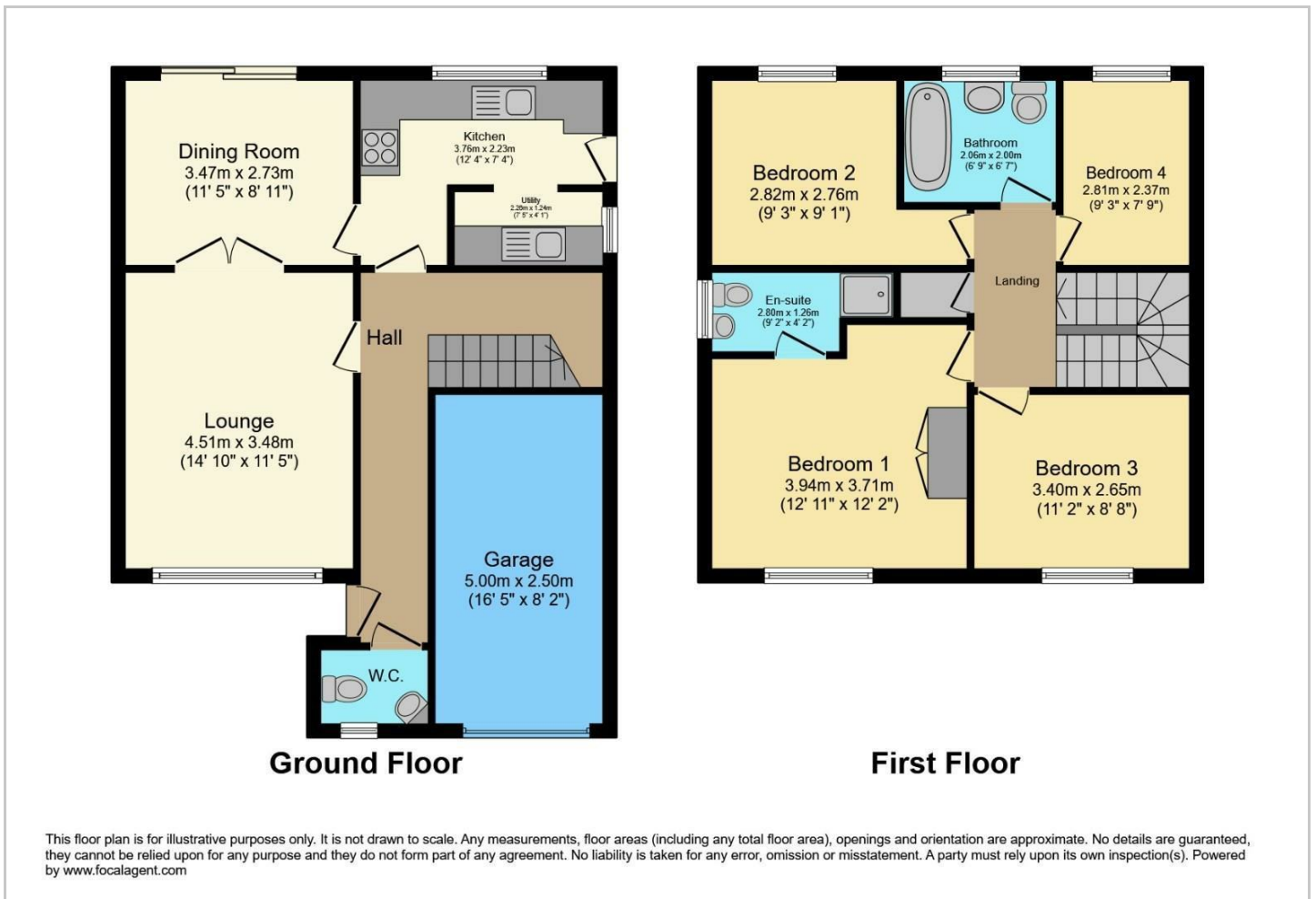
## Hybrid Map



## Terrain Map



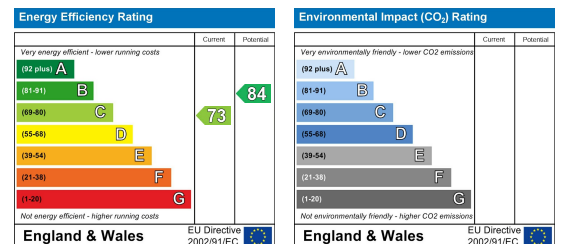
## Floor Plan



## 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.