

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



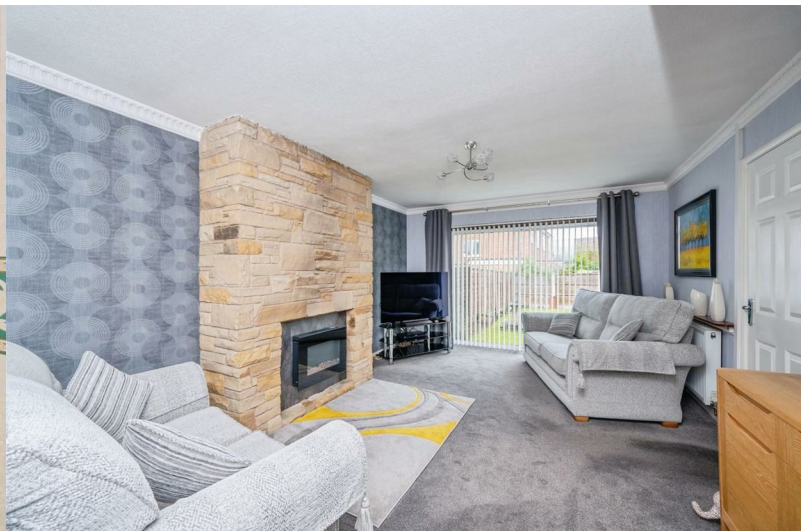
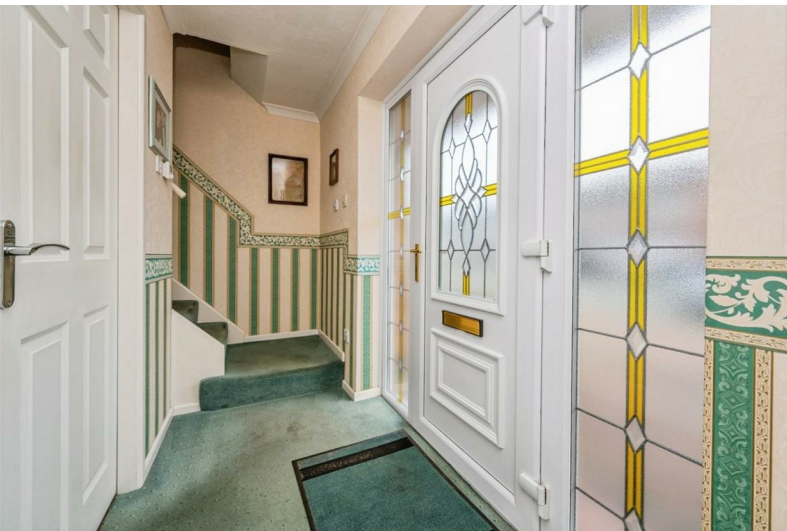
## Torc Avenue

Tamworth, B77 3EP

Asking Price £230,000



Council Tax: B



# 53 Torc Avenue

Tamworth, B77 3EP

Asking Price £230,000



## Frontage

Block paved patio and parking for multiple vehicles.

## Living Room

18'9 x 12'0 (5.72m x 3.66m)

Carpeted flooring, patio doors, feature fire place, radiator, power points and ceiling light.

## Kitchen

11'6 x 7'6 (3.51m x 2.29m )

Double glazed window to rear, wall and base units, sink and drainer, led splash back, plumbing for washing machine, radiator, power points and ceiling light.

## Dining Room

14'0 x 7'6 (4.27m x 2.29m)

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

## Bedroom One

13'0 x 9'0 (3.96m x 2.74m )

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

## Bedroom Two

13'0 x 9'5 (3.96m x 2.87m)

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

## Bedroom Three

9'11 x 7'7 (3.02m x 2.31m)

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

## WC

Double glazed window to side and low flush WC.

## Bathroom

7'5 x 6'6 (2.26m x 1.98m)

Tile effect vinyl flooring, part tiled walls, double glazed window to rear, bath, walk in shower, sink, heated towel rail and ceiling light.

## Garden

Lawn.



Road Map



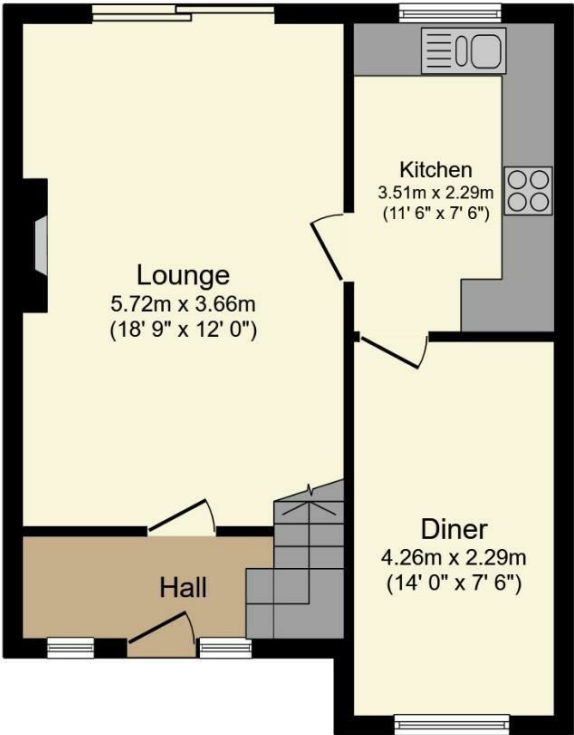
Hybrid Map



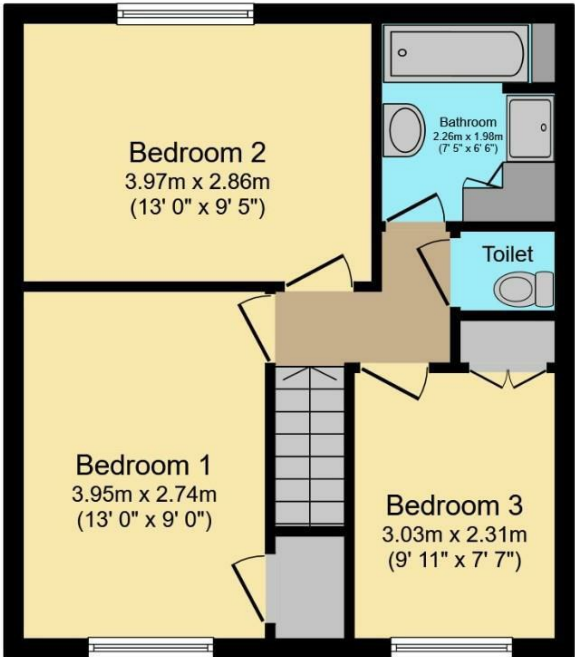
Terrain Map



Floor Plan



Ground Floor



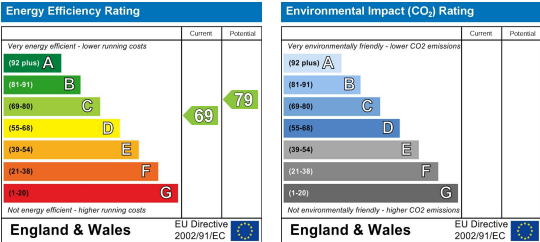
First Floor

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](http://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.