

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Marsett

Wilnecote, Tamworth, B77 4QU

Asking Price £415,000



Council Tax: E



# 30 Marsett

Wilnecote, Tamworth, B77 4QU

Asking Price £415,000



## Front

Grass, driveway

## Kitchen

15' 9" x 8' 9" (4.57m 2.74m x 2.44m 2.74m)  
ceramic tiled flooring, wall and base units, built in oven and hob, sink and drainer, integrated fridge freezer, integrated dishwasher, tiled splash back, double glazed window to side

## Utility

5' 8" x 5' (1.52m 2.44m x 1.52m)  
sink and drainer, ceramic tiled flooring, door to rear, plumbing for washing machine, tiled splash back, wall and base units,

## Dining Room

9' 8" x 9' 6" (2.74m 2.44m x 2.74m 1.83m)  
carpeted flooring, patio door to rear, radiator

## Living Room

15' 7" x 11' 9" (4.57m 2.13m x 3.35m 2.74m)  
carpeted flooring, feature fireplace, double glazed window to front, power points, radiator

## WC

Ceramic tiled flooring, sink, double glazed window to side, low flush WC, heated towel rail

## Principal Bedroom

18' 5" x 9' (5.49m 1.52m x 2.74m)  
carpeted flooring, built in wardrobe, double glazed window to front, radiator, power points

## En Suite

5' 10" x 5' 6" (1.52m 3.05m x 1.52m 1.83m)  
Ceramic tiled flooring, walk in shower, low flush WC, sink, heated towel rail, part tiled walls, extractor fan

## Bedroom Two

12' 6" x 11' 4" (3.66m 1.83m x 3.35m 1.22m)  
carpeted flooring, double glazed window to front, power point, radiator

## Bedroom Three

carpeted flooring, double glazed window to rear, power points, radiator

## Bathroom

wood effect tiled flooring, sink, part tiled walls, low flush WC, heated towel rail, round top bath, double glazed window to rear, extractor fan

## Bedroom Four

9' x 9' (2.74m x 2.74m )  
carpeted flooring, double glazed window to rear, power points, radiator

## Garden

paved patio, lawn, mature borders

## Garage

up and over door, power points, lighting



## Road Map



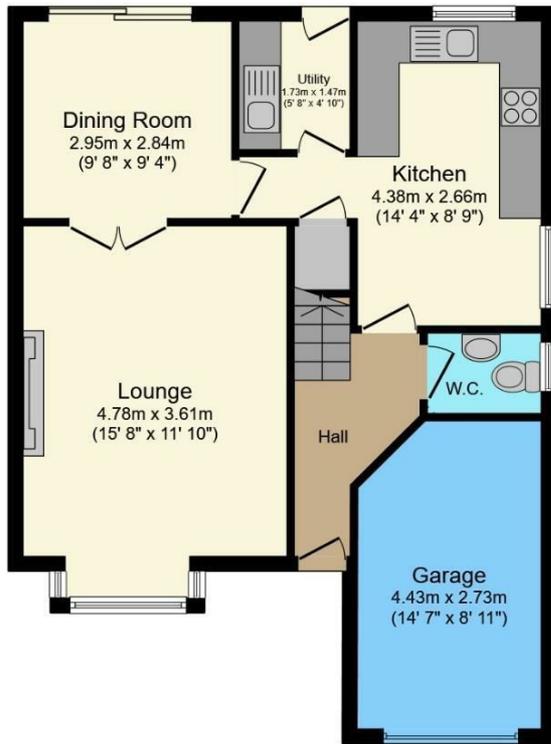
## Hybrid Map



## Terrain Map



## Floor Plan



**Ground Floor**



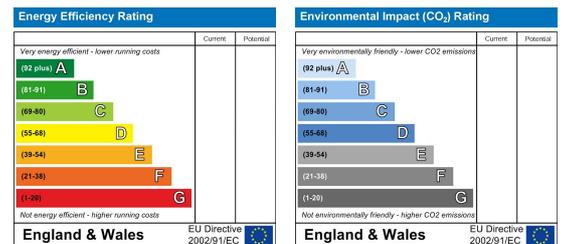
**First Floor**

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.