

# HUNTERS<sup>®</sup>

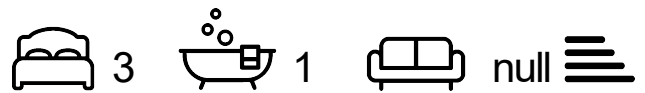
HERE TO GET *you* THERE



## Overwoods Road

Hockley, Tamworth, B77 5NF

£385,000



Council Tax: C



# 152 Overwoods Road

Hockley, Tamworth, B77 5NF

£385,000



## Frontage

Block paved driveway, lawn and mature borders.

## Lounge

20'5 x 14'11 (6.22m x 4.55m)

Carpeted flooring, double glazed window to front, stairs to first floor, ceiling light, wall light, radiator and power points.

## Dining Room

12'11 x 11'3 (3.94m x 3.43m)

Oak flooring, double doors to garden, radiator, ceiling light and power points.

## Kitchen

15 x 7'6 (4.57m x 2.29m)

Ceramic tiled flooring, double glazed window to rear, sink and drainer, led splash back, wall and base units, ceiling light and power points.

## Utility Room

11'11 x 8'11 (3.63m x 2.72m)

Ceramic tiled flooring, double glazed window to side, door to side, wall and base units, plumbing for washing machine, plumbing for dishwasher and ceiling light.

## WC

Ceramic tiled flooring, part tiled walls, double glazed window to rear, low flush WC, sink and ceiling light.

## Bedroom One

12'2 x 11'2 (3.71m x 3.40m)

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

## Bedroom Two

12 x 11'1 (3.66m x 3.38m)

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

## Bedroom Three

9 x 6'8 (2.74m x 2.03m)

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

## Bathroom

9'3 x 7'5 (2.82m x 2.26m)

Double glazed window to rear, walk in shower, bath, low flush WC, sink, heated towel rail and ceiling light.

## Garden

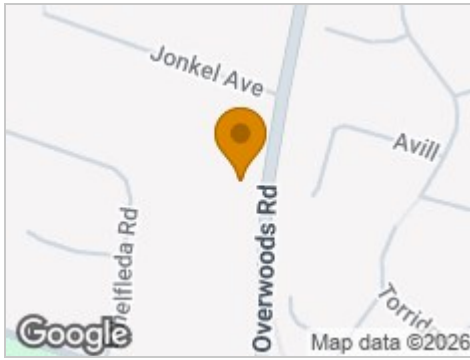
Block paved patio, lawn, mature trees and mature shrubs.

## Garage

Up and over door, power points and lighting.



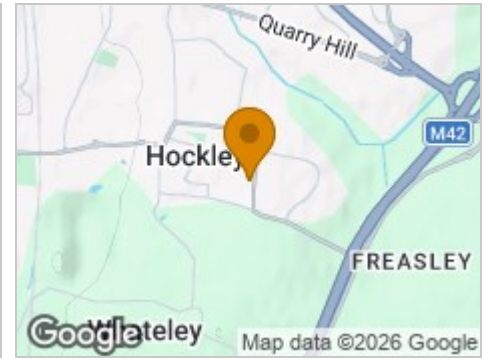
## Road Map



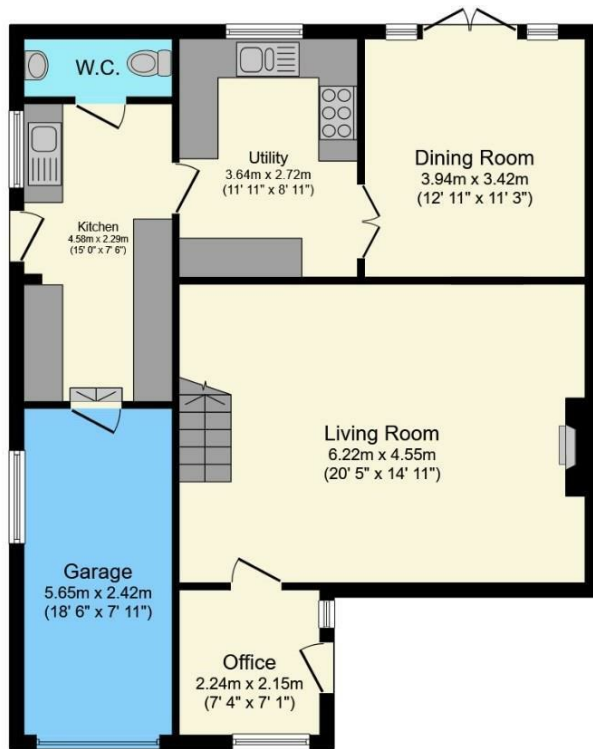
## Hybrid Map



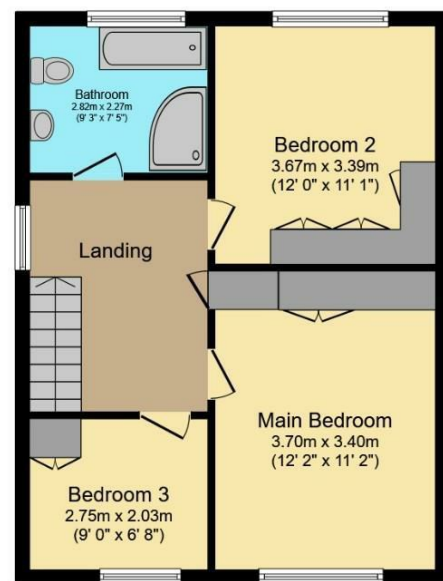
## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**

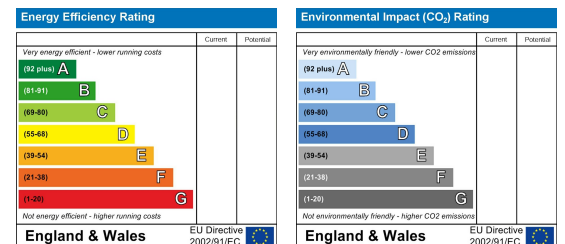
Total floor area 135.3 sq.m. (1,456 sq.ft.) approx

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.