

# HUNTERS<sup>®</sup>

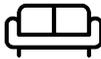
HERE TO GET *you* THERE



## Petard Close

Two Gates, Tamworth, B77 1GN

£440,000

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Council Tax: E



# 9 Petard Close

Two Gates, Tamworth, B77 1GN

£440,000



## Frontage

Driveway with parking for multiple vehicles.

## Family Room

13'1 x 11'3 (3.99m x 3.43m)

Wood effect laminate flooring, double doors to garden, radiator, ceiling light, power points and Velux windows.

## Dining Room

10'11 x 10 (3.33m x 3.05m)

Wood effect laminate flooring, radiator, ceiling light and power points.

## Lounge

14'10 x 10 (4.52m x 3.05m)

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

## Extended Kitchen/Breakfast Room

20 x 14'8 (6.10m x 4.47m)

Wood effect flooring, double glazed window to rear, wall and base units, Velux windows, sink and drainer, radiator, tiled splash back, power points, ceiling light and radiator.

## WC

Wood effect flooring, low flush WC, hand wash basin, ceiling light, radiator and tiled splashback.

## Bedroom One

15'5 x 9'5 (4.70m x 2.87m)

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

## En-Suite

7'5 x 5'4 (2.26m x 1.63m)

Tile effect laminate flooring, walk in shower, sink, low flush WC, tiled splash back, extractor fan, double glazed window to side, radiator and ceiling light.

## Bedroom Two

15 x 8'4 (4.57m x 2.54m)

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

## Bedroom Three

10'11 x 10'11 (3.33m x 3.33m)

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

## Bedroom Four

10'11 x 8'6 (3.33m x 2.59m)

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

## Bathroom

7'1 x 6'11 (2.16m x 2.11m)

## Garage

8'10 x 8'6 (2.69m x 2.59m)

Up and over door, power points and ceiling light.

## Garden

Lawn area and patio.



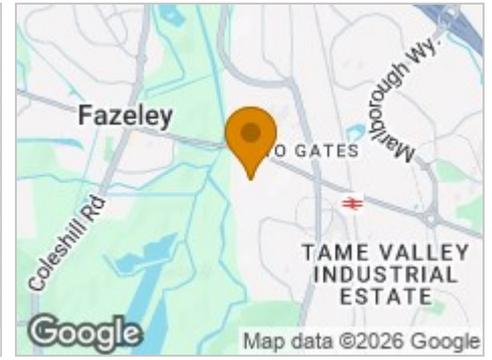
## Road Map



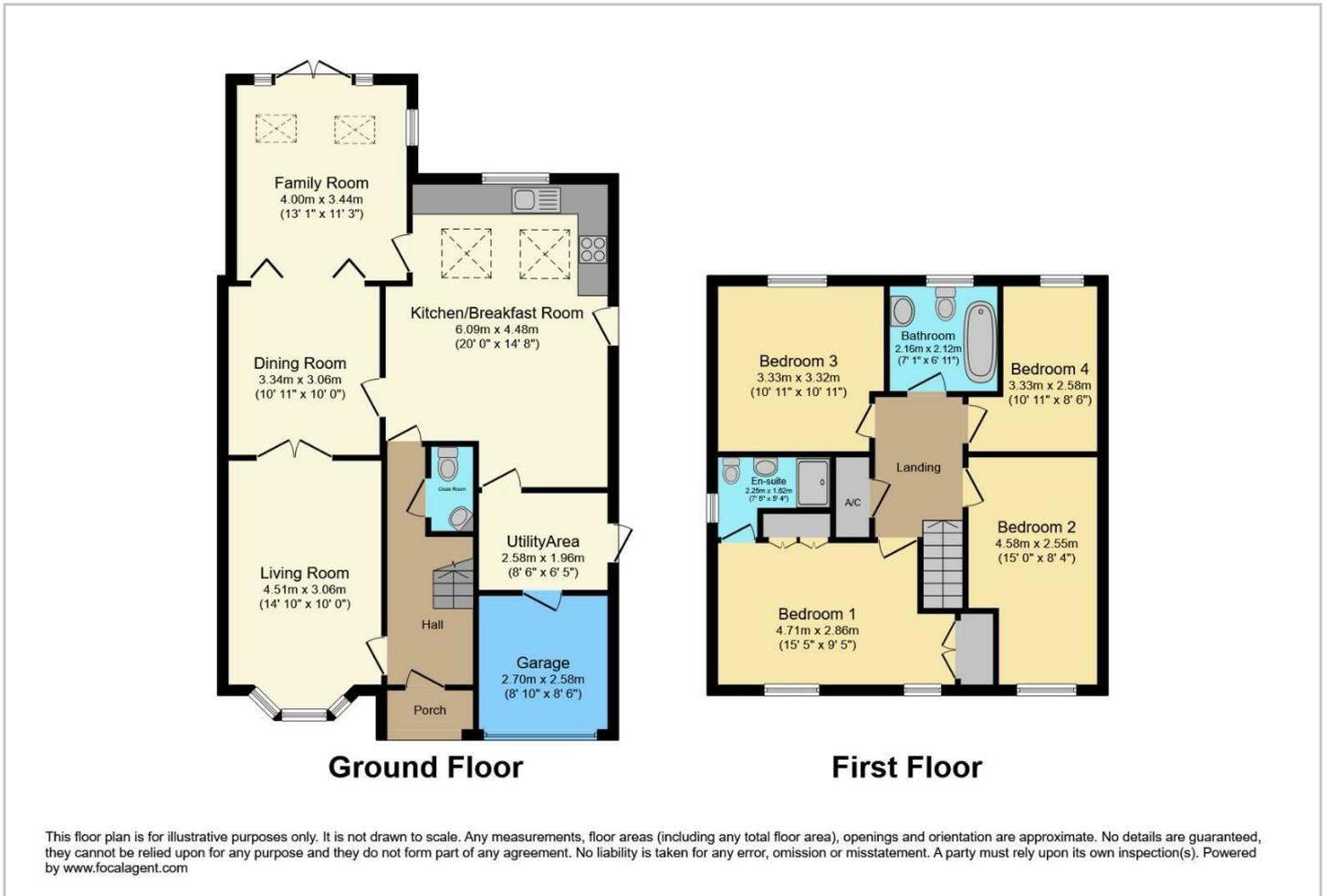
## Hybrid Map



## Terrain Map



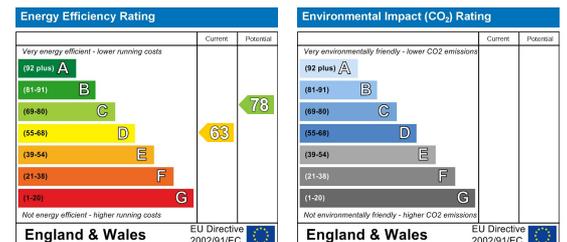
## Floor Plan



## 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.