

# HUNTERS®

HERE TO GET *you* THERE



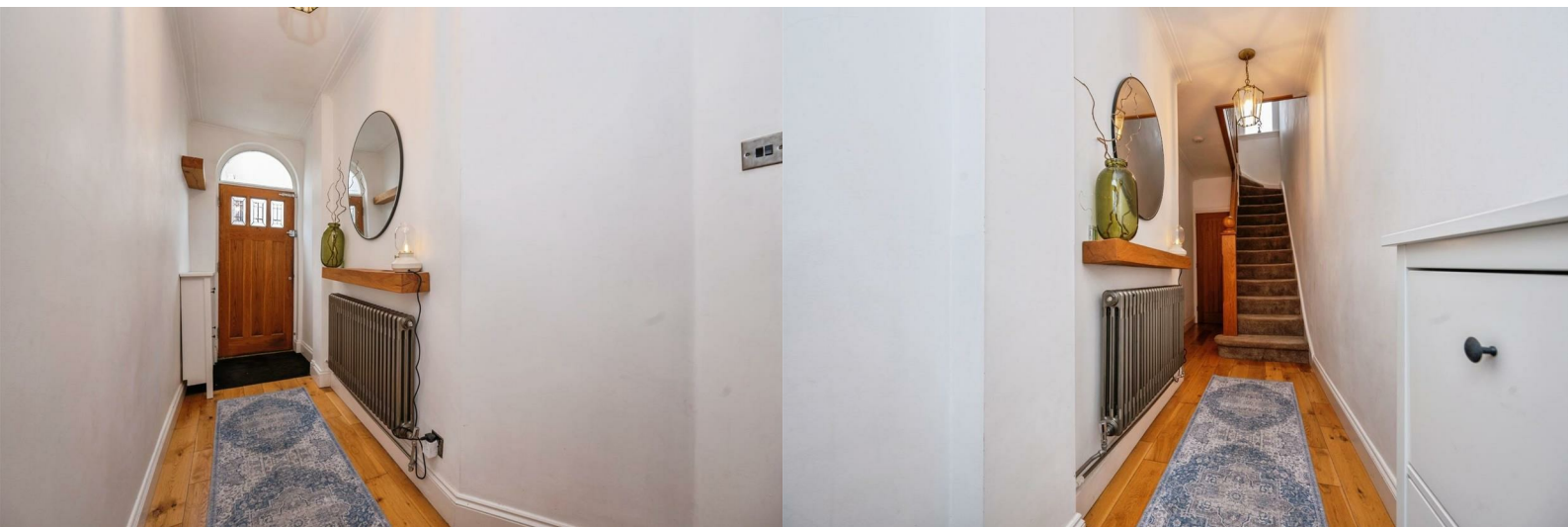
## Kettlebrook Road

Tamworth, B77 1AB

Asking Price £280,000



Council Tax: B



# 13 Kettlebrook Road

Tamworth, B77 1AB

Asking Price £280,000



## Frontage

Paved pathway, off road parking

## Entrance Hallway

## Living Room

14' 0" x 12' 4" (4.27m 0.00m x 3.66m 1.22m)

Carpeted flooring, feature fireplace, double glazed bay window to front, radiator, power points and ceiling.

## Dining Room

10' 11" x 10' 10" (3.05m 3.35m x 3.05m 3.05m)

Engineered oak flooring, ceiling light, radiator, power points

## Kitchen

18' 8" x 15' 5" (5.49m 2.44m x 4.57m 1.52m)

Engineered Oak flooring, wall and base units, tiled splashback, double glazed window to rear, sink and drainer, breakfast island, window lantern, double doors to garden, integrated dishwasher, plumbing for washing machine, power points and ceiling light.

## Bedroom Two

11' 2" x 11' 0" (3.35m 0.61m x 3.35m 0.00m)

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

## Bedroom Three

11' 2" x 11' 2" (3.35m 0.61m x 3.35m 0.61m)

Wood effect laminate flooring, built in wardrobes, double glazed window to rear, power points, ceiling light and radiator.

## Bedroom One

16' 7" x 10' 7" (4.88m 2.13m x 3.05m 2.13m)

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

## Bathroom

6' 7" x 5' 7" (1.83m 2.13m x 1.52m 2.13m)

Ceramic tiled flooring, bath with shower over, part tiled walls, sink, low flush WC and downlights.

## Bathroom In Attic

9' 2" x 8' 9" (2.74m 0.61m x 2.44m 2.74m)

Ceramic tiled flooring, walk in shower, part tiled walls, double glazed window to rear, low flush WC, bath and downlights.

## Garden

Paved patio area and low maintenance astro area.





Road Map



Hybrid Map



Terrain Map



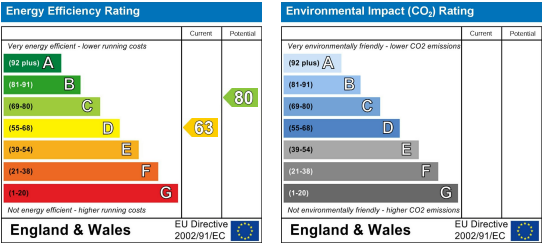
Floor Plan



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.