

# HUNTERS<sup>®</sup>

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## The Dell

Tamworth, B79 8BJ

Asking Price £545,000



Council Tax: C



# 12 The Dell

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## Frontage

Block paved driveway with parking for multiple vehicles.

## Lounge

29'4 x 12'9 (8.94m x 3.89m)

Carpeted flooring, feature fireplace, radiator, patio doors to garden, ceiling light, wall light and power points.

## Kitchen/Dining Room

24'2 x 11 (7.37m x 3.35m)

Wood effect laminate flooring, wall and base units, tiled splash back, double sink and drainer, double glazed window to front and size, double doors to garden, built in oven and hob, built in microwave, built in coffee maker, integrated fridge freezer, integrated dishwasher, breakfast island, radiator, built in cupboard, ceiling light and power points.

## Utility

7'4 x 5'8 (2.24m x 1.73m)

## Bathroom

7'10" x 6'6" (2.4 x 2)

Jacuzzi bath with shower over, tiled flooring, part tiled walls, double glazed window to front, low flush WC, sink and vanity unit and heated towel rail.

## Bedroom One

13'9 x 12'5 (4.19m x 3.78m)

Wood effect laminate flooring, ceiling light, radiator, double glazed windows to front and rear, built in wardrobe, power points and additional attic/storage space.

## Additional Attic/Storage Space

13'9 x 13'1 (4.19m x 3.99m)

Skylight.

## En-Suite

Ceramic tiled flooring, walk in shower, low flush WC, sink and vanity unit, heated towel rail, ceiling light and double glazed window to front.

## Bedroom Two

13'9 x 10'2 (4.19m x 3.10m)

Wood effect laminate flooring, radiator, double glazed windows to front and rear, built in wardrobe, ceiling light and power points.

## En-Suite

Ceramic tiled flooring, low flush WC, hand wash basin, heated towel rail, double glazed window to front and ceiling light.

## Bedroom Three (Ground Floor)

10'9 x 10'8 (3.28m x 3.25m)

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

## Garden

Paved patio, lawn area and mature borders.

## Annexe Living/Dining Area

22'10 x 16'4 (6.96m x 4.98m)

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

## Annexe Kitchen Area

22'10 x 16'4 (6.96m x 4.98m)

Wood effect laminate flooring, wall and base units, built in oven and hob, sink and drainer, built in

dishwasher, built in washer/dryer, tiled splashback, built in microwave, power points, roof lantern and down lights.

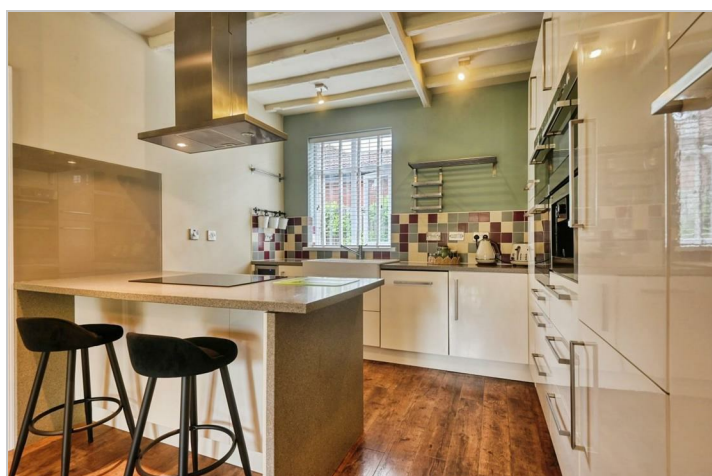
### Annexe Bedroom

12'3 x 10'1 (3.73m x 3.07m)

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

### Annexe Shower Room

Ceramic tiled flooring, low flush WC, double glazed window to side, part tiled walls, walk in shower, hand wash basin and heated towel rail.



## Road Map



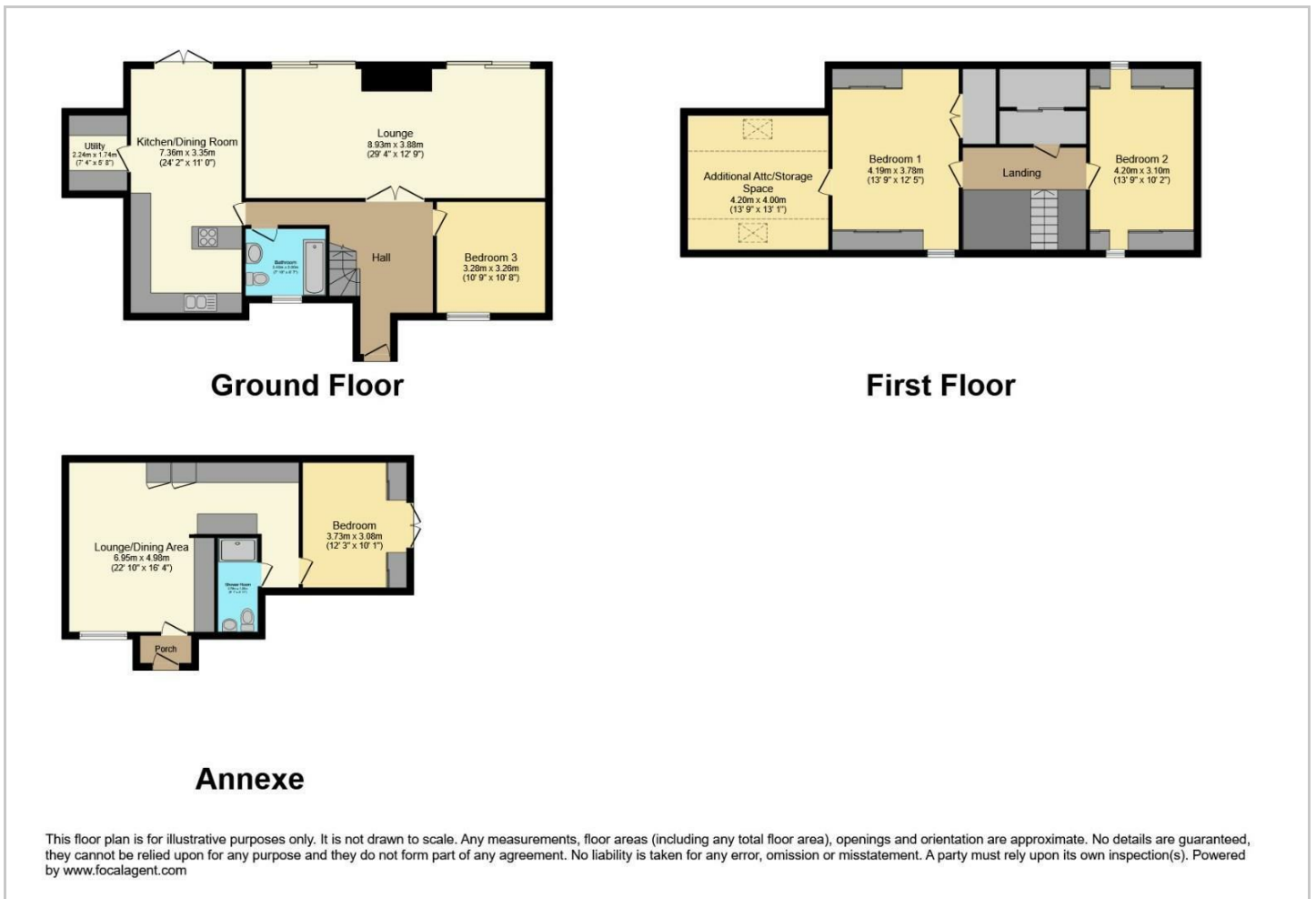
## Hybrid Map



## Terrain Map



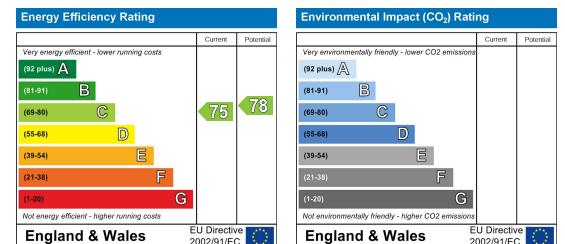
## Floor Plan



## 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.