

# HUNTERS®

HERE TO GET *you* THERE



**Sharpe Street**

Tamworth, B77 3HY

Asking Price £375,000



Council Tax: D



# 15 Sharpe Street

Tamworth, B77 3HY

Asking Price £375,000



## Front

## Lounge

11' 10" x 11' 8" (3.35m 3.05m x 3.35m 2.44m)  
Carpeted flooring, double glazed bay window to front, radiator, power points

## Sitting Room

11' 10" x 11' 8" (3.35m 3.05m x 3.35m 2.44m)  
Wood effect laminate flooring, double glazed window to side, feature fireplace, built in cupboard, ceiling light, radiator, power points

## Kitchen/Dining Room

15' 2" x 11' 5" (4.57m 0.61m x 3.35m 1.52m)  
Wood effect laminate flooring, double glazed window to rear, tiled splash back, wall and base units, built in oven and hob, integrated fridge freezer, integrated dishwasher, down lights, power points

## Utility Room

7' 3" x 6' 3" (2.13m 0.91m x 1.83m 0.91m)  
Ceramic tiled flooring, door to garden, built in cupboard, plumbing for washing machine, radiator, power points

## Downstairs Bathroom

Wood effect laminate flooring, double glazed window to rear, low flush WC, sink, bath with shower overhead, heated towel rail, down lights, extractor fan

## Bedroom One

14' 2" x 11' 6" (4.27m 0.61m x 3.35m 1.83m)  
Carpeted flooring, double glazed window to front, ceiling light, radiator, power points

## Bedroom Two (ATTIC)

14' 2" x 11' 8" (4.27m 0.61m x 3.35m 2.44m)  
Carpeted flooring, Velux window, fitted wardrobes, built in cupboard, radiator, power points

## Bedroom Three

11' 2" x 7' 11" (3.35m 0.61m x 2.13m 3.35m )  
Carpeted flooring, double glazed window to rear, radiator, power points

## Bedroom Four

8' 11" x 8' 9" (2.44m; 3.35m x 2.44m 2.74m)  
Carpeted flooring, double glazed window to side, radiator, power points

## Bathroom

Tiled effect vinyl flooring, double glazed window to rear, part tiled walls, low flush WC, sink and vanity unit, walk in shower, bath, radiator

## Garden

Large garden, wooden decking, lawn

## Double Garage

Up and over door, ceiling light, power points



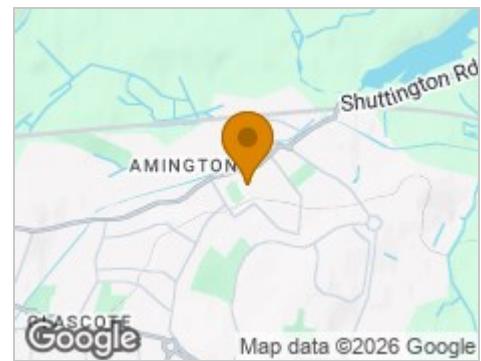
## Road Map



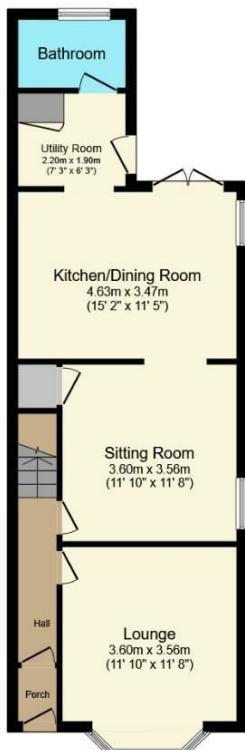
## Hybrid Map



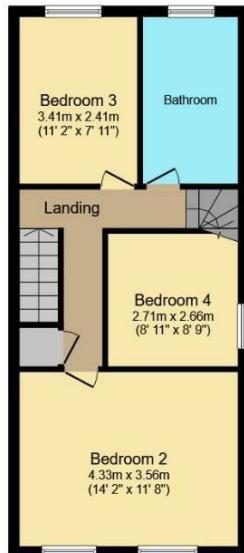
## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**



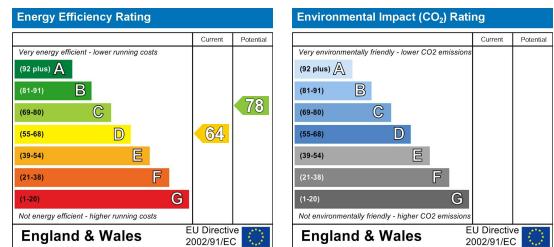
**Second Floor**

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](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.