

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wigginton Road

Tamworth, B79 8RL

£220,000



Council Tax: B



# 74 Wigginton Road

Tamworth, B79 8RL

£220,000



## Frontage

Driveway, parking for multiple vehicles and lawn area.

## Hall

Carpeted flooring and ceiling light.

## Lounge

18'1 x 10'2 (5.51m x 3.10m)

Carpeted flooring, double glazed window to front and rear, feature fire place, power points, radiator and ceiling light.

## Kitchen

9'2 x 8'10 (2.79m x 2.69m)

Ceramic tile vinyl flooring, double glazed windows to rear, wall and base units, stainless steel sink and drainer, built in cupboard, radiator, power points and ceiling light.

## Dining Room

12'0 x 9'6 (3.66m x 2.90m)

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

## Bedroom One

12'10 x 12'2 (3.91m x 3.71m )

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

## Bedroom Two

12'0 x 10'0 (3.66m x 3.05m )

Double glazed window to front, power points, radiator and ceiling light.

## Bedroom Three

9'0 x 8'0 (2.74m x 2.44m)

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

## Bathroom

6'4 x 5'9 (1.93m x 1.75m)

Double glazed window to rear, bath, sink, low flush WC and ceiling light.

## Garden

Paved patio, lawn area and mature borders.



## Road Map



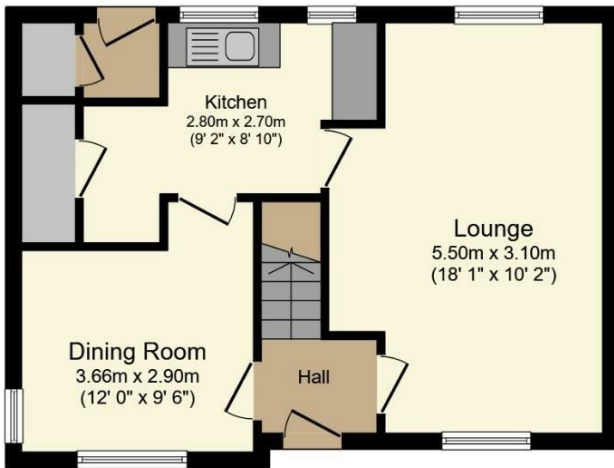
## Hybrid Map



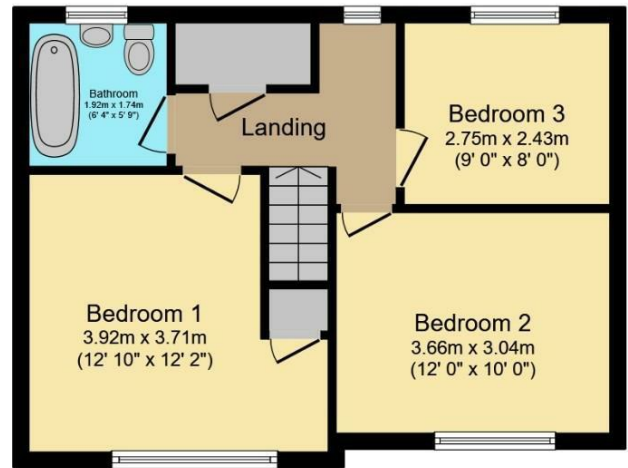
## Terrain Map



## Floor Plan



**Ground Floor**



**First Floor**

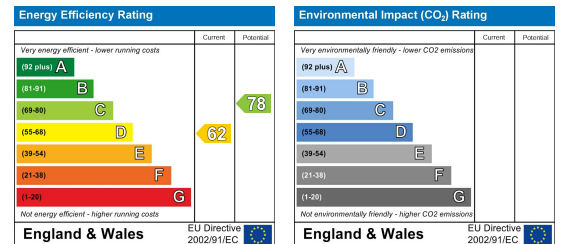
Total floor area 86.8 sq.m. (934 sq.ft.) approx

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

## 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.