

# HUNTERS®

HERE TO GET *you* THERE



## Woodhouse Lane

Tamworth, B77 3AH

Offers Over £345,000

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Council Tax: D



# 97 Woodhouse Lane

Tamworth, B77 3AH

Offers Over £345,000



## Frontage

Tarmac driveway with parking for multiple vehicles.

## Entrance Hallway

Wood effect laminate flooring, double glazed window to side, ceiling light, radiator and stairs to first floor.

## Kitchen/Diner

21'5 x 7'4 (6.53m x 2.24m)

Tile flooring, wall and base units, double glazed window to front and side, double glazed door to side, sink and drainer, integrated oven and hob, integrated dishwasher, integrated wine cooler, integrated fridge and freezer, radiator, spot lights, power points and part tiled walls.

## Living Room

19'3 x 10'8 (5.87m x 3.25m)

Herringbone effect laminate flooring, bi-fold doors to the garden, feature fireplace, ceiling light, power points and radiator.

## Playroom

19'2 x 7'8 (5.84m x 2.34m)

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

## Downstairs WC

Wood effect laminate flooring, double glazed window to side, low flush WC, hand wash basin, spot lights and heated towel rail.

## Bedroom Two

11 x 10'5 (3.35m x 3.18m)

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

## En-Suite

7'4 x 3'3 (2.24m x 0.99m)

Tile flooring, low flush WC, walk in shower, hand wash basin, part tiled walls, spot lights and radiator.

## Bedroom Three

11'1 x 9'11 (3.38m x 3.02m)

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

## Bedroom Four

9'6 x 9'2 (2.90m x 2.79m)

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

## Bedroom Five

10'2 x 8 (3.10m x 2.44m)

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

## Bathroom

7'11 x 6'2 (2.41m x 1.88m)

Tile flooring, walk in shower, free standing bath, hand wash basin, tiled walls, double glazed window to side and radiator.

## Bedroom One

19'6 x 15 (5.94m x 4.57m)

Carpeted flooring, dressing area, spotlights, radiator, double glazed window to rear and power points.

## En-Suite

10'8 x 3'11 (3.25m x 1.19m)

Tile flooring, walk in shower, low flush WC, hand wash basin, part tiled walls and spotlights.

## Garden

Paved patio area, lawn area, low maintenance, private and enclosed.

Tel: 01827 66277





Road Map



Hybrid Map



Terrain Map



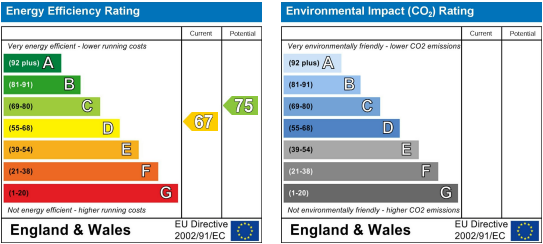
Floor Plan



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.