HUNTERS®

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# Clifton Avenue

Tamworth, B79 8EF

Asking Price £230,000

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Council Tax: B

# 41 Clifton Avenue

Tamworth, B79 8EF

## Asking Price £230,000

### Frontage
Driveway with lawn area and a garage/carport to the side.

### Entrance Hallway
Wood effect laminate flooring, radiator, ceiling light, power points and stairs to first floor.

### Lounge
13'4 x 12'10 (4.06m x 3.91m)
Wood effect laminate flooring, radiator, double glazed window to rear, door to garden, feature fireplace, downlights and power points.

### Kitchen
13'4 x 9'2 (4.06m x 2.79m)
Wood effect laminate flooring, wall and base units, stainless steel sink and drainer, plumbing for washing machine, built in oven and hob, tiled splash back, double glazed window to front, radiator, power points and ceiling light.

### WC
Wood effect laminate flooring, low flush WC, part tiled walls, radiator, hand wash basin and ceiling light.

### Bedroom One
17 x 9'4 (5.18m x 2.84m)
Carpeted flooring, double glazed window to front and rear, ceiling light, radiator and power points.

### Bedroom Two
10'5 x 10'2 (3.18m x 3.10m)
Carpeted flooring, double glazed window to front, ceiling light, radiator, built in cupboard and power points.

### Bedroom Three
13'5 x 6'2 (4.09m x 1.88m)
Carpeted flooring, double glazed window rear, ceiling light, radiator and power points.

### Bathroom
Wood effect laminate flooring, double glazed window to front, sink and vanity unit, low flush WC with vanity, bath with shower over, part tiled walls, heated towel rail and ceiling light.

### Garden
Paved patio, decking area, lawn area, private and enclosed.

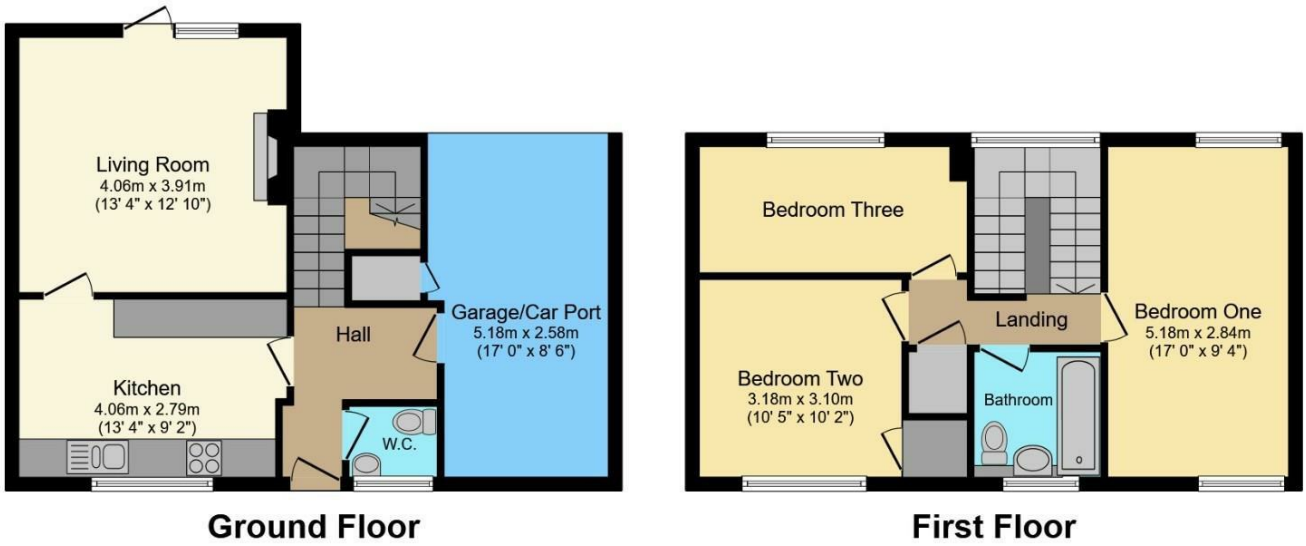
Tel: 01827 66277

## Road Map

## Hybrid Map

## Terrain Map

## Floor Plan

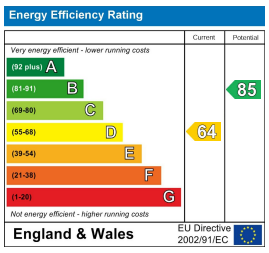


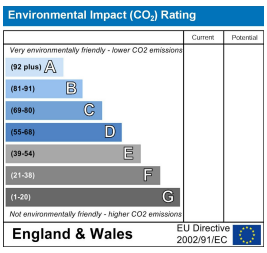

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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.

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