

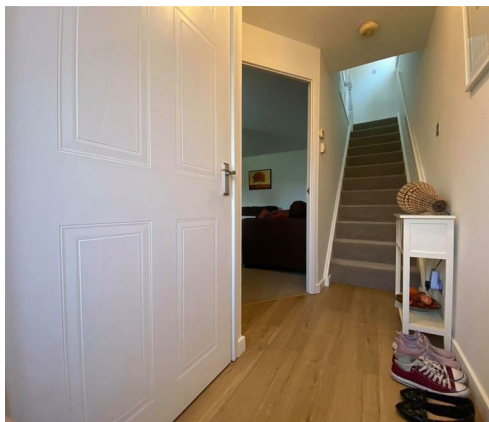
# 31 Durham Close Tamworth B78 3XX



SE Properties are delighted to offer 'for sale' this linked semi detached well presented family home situated within the highly desirable residential development. In brief this accommodation comprises: Entrance hallway with downstairs WC, spacious lounge, open plan fitted kitchen with a range of wall and base level units / diner. To the first floor, there are two double sized bedrooms, single bedroom and an attractive and modern family bathroom. To the rear of the property is a good sized, low maintenance garden with lawn and decked areas, good-sized garage. To the front of the property is a driveway to the garage, concrete slap path to the entrance door and Lawned garden.

This family home is located within a highly desirable cul-de-sac and is well placed for commuting to surrounding centers of Tamworth, Nuneaton and Sutton Coldfield as well as being in a close proximity to entertainment, transport links and shops. This property further benefits from UPVC double glazing and gas central heating.

**Asking Price £240,000**



**SE. Properties**  
EST 1995  
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### Entrance Hallway

Having laminate flooring, stairs leading to first floor, gas central heated radiator and door leading to downstairs WC

### Downstairs WC

Having laminate flooring, low level WC, wall mounted wash hand basin, central heated radiator and obscure window to front elevation.

### Spacious Lounge

15 x 14

With ceiling light point, central heated radiator, double glazed window to front elevation and door leading to Kitchen/dining room.

### Open Plan Kitchen / Dining Room

14 x 10

With laminate flooring, range of wall and base units with tiled splash backs, built in cooker and stainless steel five ring gas hob with integrated extractor hood. Space and plumbing for washing machine and dishwasher, wall mounted central heated boiler. Central heated radiator, double glazed window to rear aspect and double glazed french patio doors to garden.

### Landing

With carpet to floor, ceiling light point, door to airing cupboard and doors to bedrooms and bathroom.

### Master Bedroom

12 x 8

Ceiling light point, central heated radiator, double glazed window to rear aspect and doors to built in wardrobe.

### Second Bedroom

11 x 8

With carpet to floor, ceiling light point, central heated radiator, built in wardrobe and glazed window to front elevation.

### Third Bedroom

9 x 6

With carpet to floor, ceiling light point, central heated radiator, double glazed window to rear elevation.

### Family Bathroom

6 x 5

half height tiling to walls (full height to shower area) modern white suite, comprising panelled bath with shower over, low level WC, pedestal wash hand basin, central heated radiator, ceiling light point with obscure glazed window to front elevation.

### Garage

With up and over door to front driveway and rear access door to garden.

### Rear Enclosed Garden

Lawned rear garden with slabbed patio area with decking leading to rear access door to garage.



### Important Note:

'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be used as used as accurate measurements. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of this statement contained in these particulars. SE Properties (nor any person in their employment) has any authority to make and representation or warranty in relation to the property.'



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A			
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	