

# HUNTERS®

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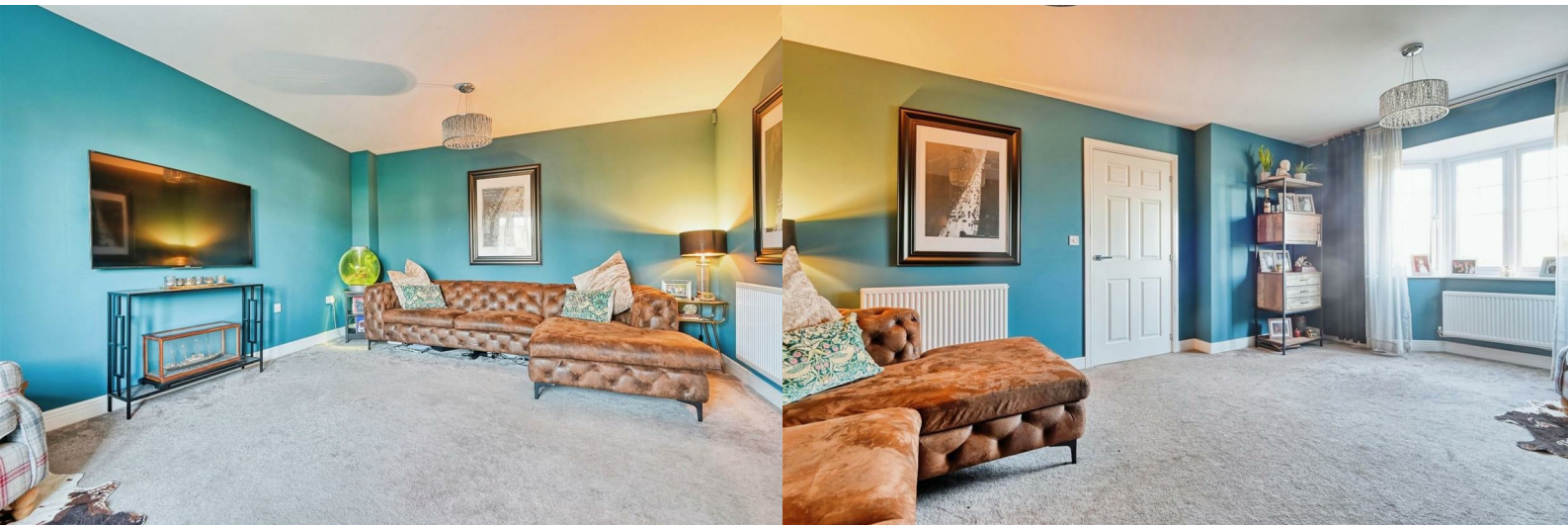
## Yarrow Close

Tamworth, B79 0EY

Asking Price £610,000



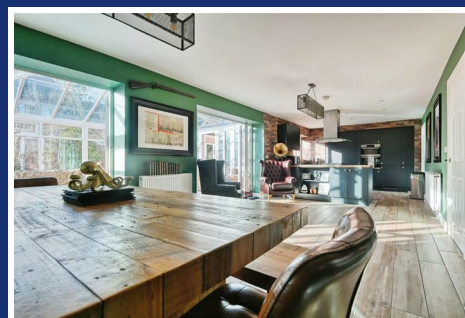
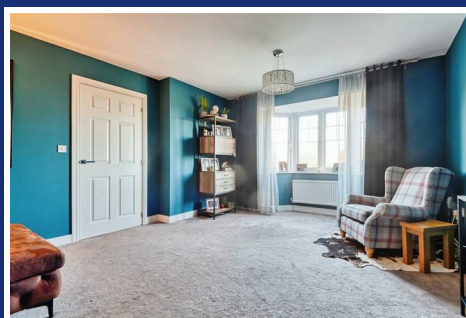
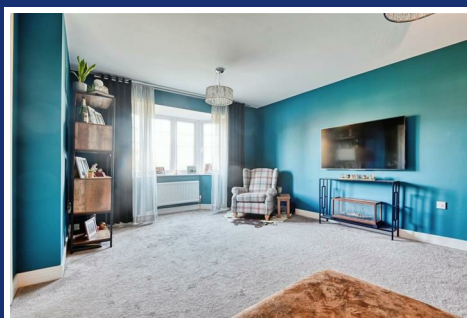
Council Tax: F



# 3 Yarrow Close

Tamworth, B79 0EY

Asking Price £610,000



## Front

### Hallway

Wood effect tile flooring, built in cupboard, power point, radiator.

### Sitting Room

12'8" x 18' (3.86m x 5.49m)

Double glazed bay window to front, carpet, radiator, ceiling lights, power point.

### Kitchen/Family Room

32'2" x 12' (9.80m x 3.66m)

Wood effect tile flooring, double doors to conservatory, double glazed windows to rear, wall and base units, built in oven and hob, integrated dishwasher, integrated fridge/freezer, tiled splash back, radiator, power points.

### Utility Room

Wood effect tile flooring, radiator, door to side, plumbing for washing machine, stainless steel sink and drainer, power points.

### Snug

11'9" x 9'4" (3.58m x 2.84m)

Double glazed bay window to front, carpet, power points, radiator.

### W/C

Wood effect tile flooring, sink, low flush w/c, radiator, ceiling light.

### Conservatory

19'10" x 12'6" (6.05m x 3.81m)

Tile effect vinyl flooring, double doors to garden.

## Bedroom One

12'8" x 12'7" (3.86m x 3.84m)

Double glazed windows to rear, carpet, radiator, power point, fitted wardrobe.

## Bedroom Two

11'10" x 9'3" (3.61m x 2.82m)

Double glazed windows to front, carpet, power points, radiator.

## Bedroom Three

11'8" x 9'3" (3.56m x 2.82m)

Double glazed windows to front, carpet, radiator, power points, built in cupboard.

## Bedroom Four

12' x 9' (3.66m x 2.74m)

Double glazed windows to rear, carpet, radiator, power point.

## Bedroom Five

9' x 8'6" (2.74m x 2.59m)

Double glazed windows to rear, carpet, ceiling light, power points, radiator.

## En-Suite

Tile effect laminate floor, walk in shower, sink, part tiled wall, heated towel rail, low flush w/c.

## Family Bathroom

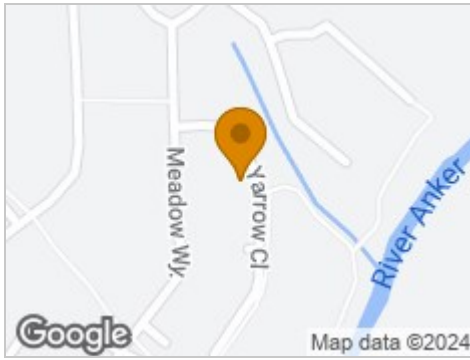
10'3" x 6'10" (3.12m x 2.08m)

Double glazed windows to side, ceramic tiled floor, walk in shower, low flush w/c, bath, part tiled walls, sink and vanity unit, down lights, heated towel rail.





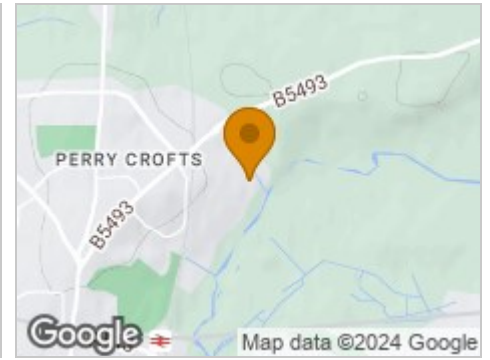
## Road Map



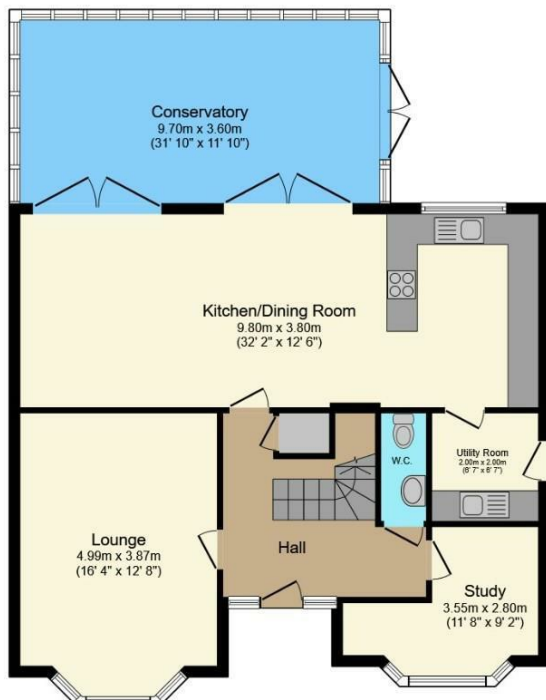
## Hybrid Map



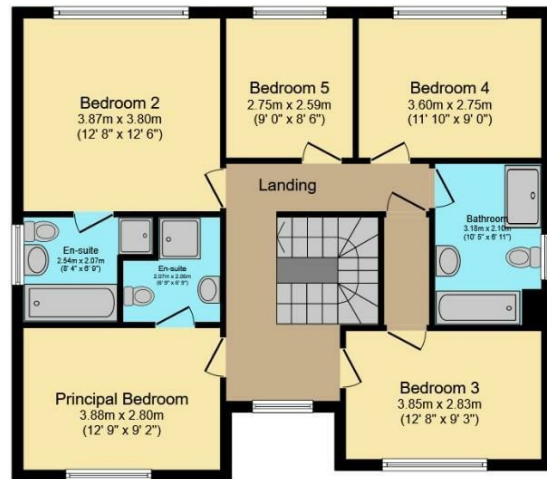
## Terrain Map



## Floor Plan



**Ground Floor**



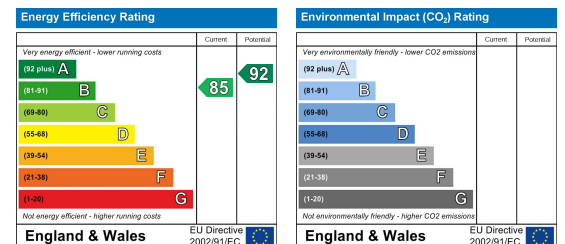
**First Floor**

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).  
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## 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.  
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