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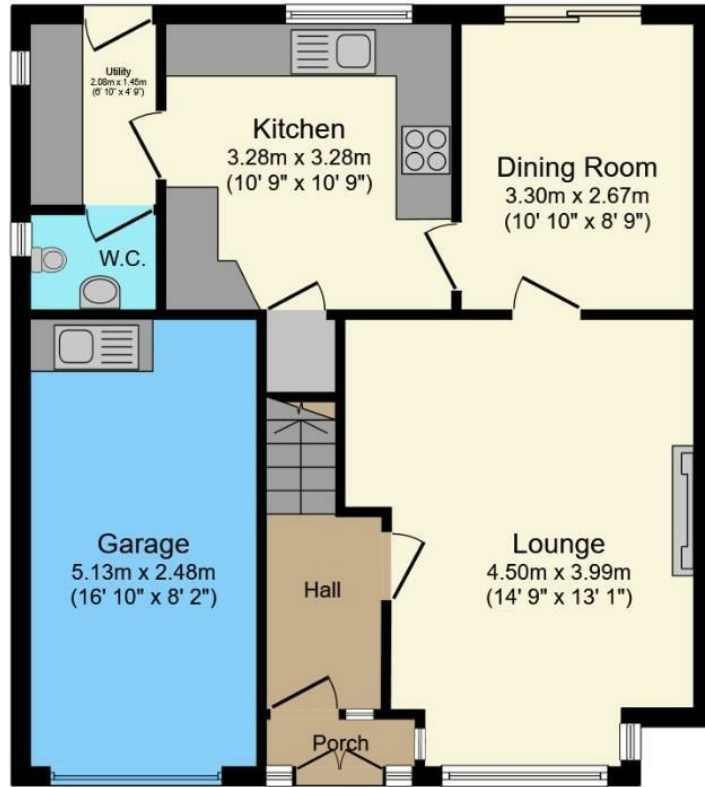
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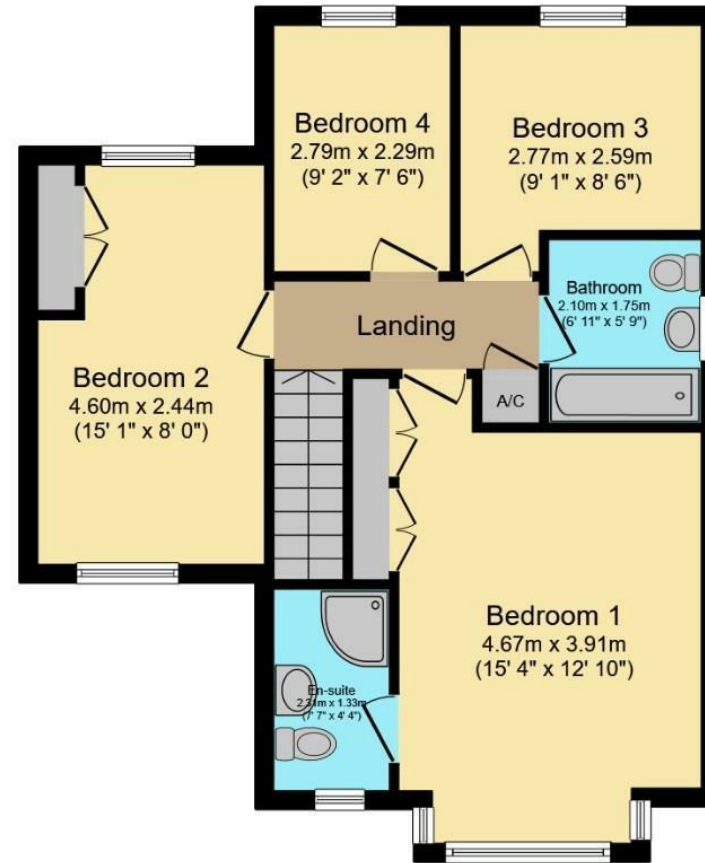
Offers Over £365,000

HUNTERS OF TAMWORTH are thrilled to offer FOR SALE this charming four bedroom detached family home, situated within a quiet cul-de-sac. With access to local amenities and transport links this is perfect for families looking for their next home. In brief the property comprises; Entrance porch/hallway, lounge, dining room, kitchen, utility, downstairs WC, four bedrooms with the principal having an en-suite and a family bathroom, to the rear of the property is an enclosed garden.

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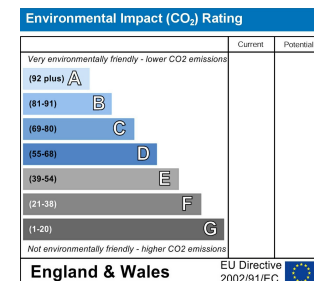
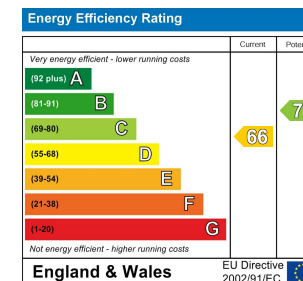


Ground Floor



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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Front

Block paved driveway for multiple vehicles, small area of plants and decorative lighting.

Entrance Porch And Hallway

UPVC double glazed porch doors to hallway, stairs to first floor and door through to the lounge.

Living Room

Double glazed box bay window to the front, feature fire place with gas fire, carpeted flooring, ceiling lights, radiator and power points.

Dining Room

Double glazed sliding doors to rear, carpeted flooring, ceiling light, radiator and power points.

Kitchen

Double glazed window to rear, range of modern wall and base units, storage cupboard, electric oven and hob with extractor, tiled splash backs, part integrated appliances, downlight ceiling lights and tiled flooring.

Utility

Tiled flooring, double glazed door to rear, double glazed window to side, wall units, plumbing for appliances, partly tiled walls, ceiling downlights, power points and door to downstairs WC.

Downstairs WC

Low flush WC, hand wash basin, tiled splash back, tiled flooring, radiator and ceiling light.

Principal Bedroom

Double glazed window to front, built in wardrobes, carpeted flooring, ceiling light, power points, radiator and door to en-suite.

En-Suite

Double glazed window to front, low flush WC, shower cubicle, vanity unit with hand wash basin, floor to ceiling tiles and ceiling downlights.

Bedroom Two

Double glazed windows to front and rear, carpeted flooring, ceiling light, radiator and power points.

Bedroom Three

Double glazed window to rear, carpeted flooring, ceiling light, radiator and power points.

Bedroom Four

Double glazed window to rear, carpeted flooring, ceiling light, radiator and power points.

Family Bathroom

Double glazed window to side, low flush WC, bathtub with shower over, vanity unit with hand wash basin, fully tiled walls, radiator and ceiling downlights.


Garage

Up and over garage door, electricity and lighting to the garage and water supply.

Garden

Lawn with a block paved patio. Border of plants and trees and a timber summerhouse.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.





