

HUNTERS[®]

HERE TO GET *you* THERE



Curlew Close

Warton, Tamworth, B79 0HL

Offers Over £315,000



Council Tax: D



4 Curlew Close

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Entrance Hallway

Kitchen

12' x 8'2" (3.66m x 2.49m)

Double glazed windows to the front, a range of traditional styled wall and base units, integrated oven, integrated hob with extractor over, stylish tiled splash backs, sink and drainer, ceiling downlights, power points.

Lounge/Dining Room

20'4" x 20'10" (6.20m x 6.35m)

Patio doors leading to rear garden, wood effect laminate flooring, feature fire place, ceiling lights, power points, radiator.

Downstairs W.C

Wood effect laminate flooring, double glazed windows to the side, wash hand basin, low flush W.C, ceiling light.

Bedroom One

12'6" x 12'2" (3.81m x 3.71m)

Double glazed windows to the front, carpet to floor, built-in wardrobes, ceiling light, power points, radiator.

Bedroom Two

11'5" x 11'2" (3.48m x 3.40m)

Double glazed windows to the rear, carpet to floor, built-in wardrobes, ceiling light, power points, radiator.

Bedroom Three

10' x 8' (3.05m x 2.44m)

Double glazed windows to the front, carpet to floor, ceiling light, power points, radiator.

Bedroom Four

9'8" x 9'3" (2.95m x 2.82m)

Double glazed windows to the rear, carpet to floor, built-in wardrobes, ceiling light, power points, radiator.

Bathroom

8'6" x 6'3" (2.59m x 1.91m)

Double glazed windows to the side, ceramic tiled flooring, fully tiled walls, 'roll-top' bath, walk-in shower, heated towel rail, wash hand basin within vanity unit, low flush W.C, ceiling downlights.

Frontage

Private driveway leading to integral garage, grassed area to the side.

Rear Garden

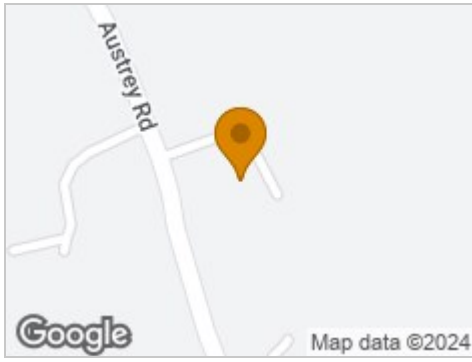
Large paved patio area with steps up leading to a lawned area and a Summer House.

Integral Garage

Up and Over doors with lighting and power points.



Road Map



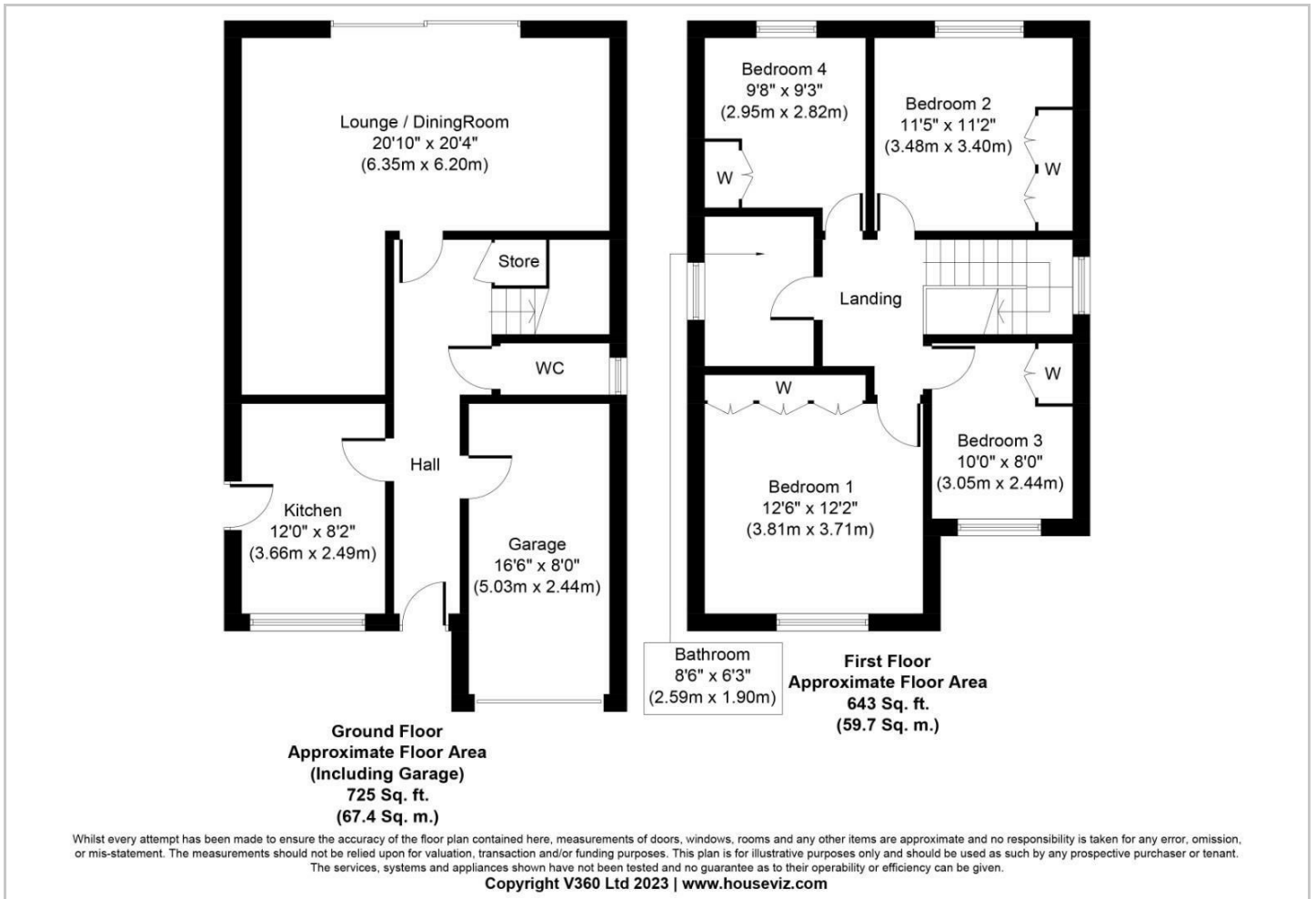
Hybrid Map



Terrain Map



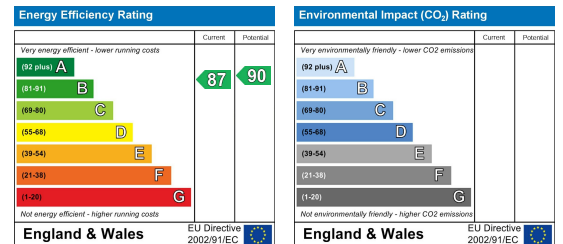
Floor Plan



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.