



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Croxall Road, Edingale, Tamworth, B79 9JH

## Offers In Excess Of £340,000

# HUNTERS®

HERE TO GET *you* THERE

HUNTERS OF TAMWORTH are thrilled to offer FOR SALE this immaculately presented three bedroom semi-detached family home situated in the rural village location of Edingale, perfect for families looking for their next home in the countryside!

In brief the property comprises; Entrance hallway, living room, utility room and downstairs W/C, kitchen/diner/lounge, three good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!

7 Bore Street, Lichfield, Staffordshire, WS13 6LJ | 01543 419000  
lichfield@hunters.com | www.hunters.com

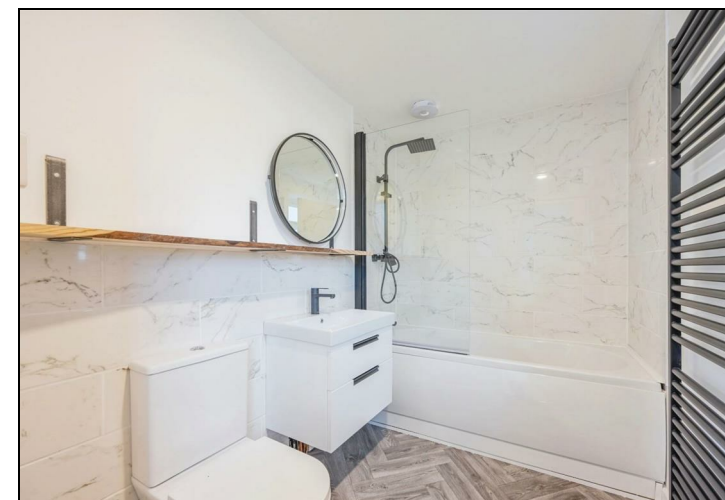


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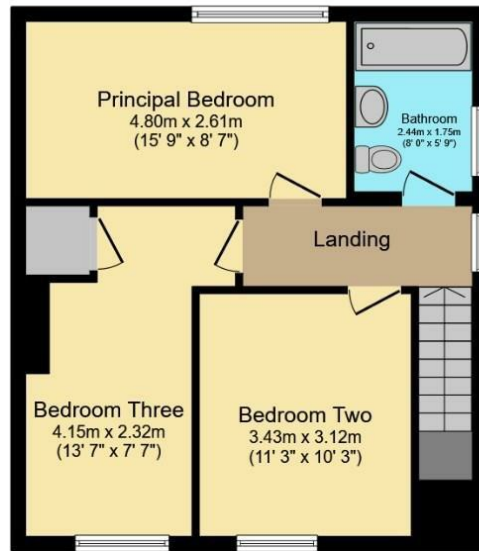
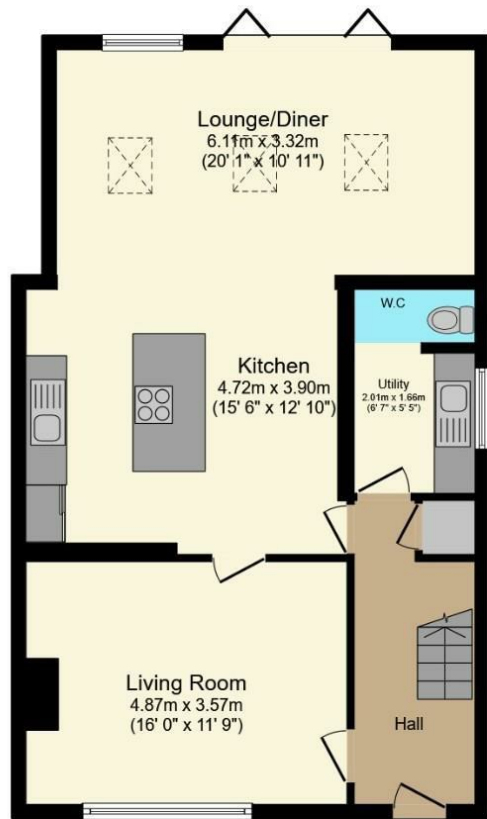
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## KEY FEATURES

- THREE BEDROOMS
- NEWLEY RENOVATED THROUGHOUT
  - SEMI-DETACHED
  - DRIVEWAY AND GARDEN
  - POPULAR LOCATION
  - MUST VIEW







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](http://www.focalagent.com)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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