



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

6 Thornby Avenue, Tamworth, Staffordshire, B77 2LU

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Asking Price £250,000

HUNTERS OF TAMWORTH are delighted to offer FOR SALE this charming three bedroom, semi-detached family home, situated within a quiet cul-de-sac which is close to excellent schools, local amenities, transport links and all commuter routes.

The property is perfect for first time buyers, investors and families looking for their next home.

In brief the property comprises; Entrance hallway, living room, kitchen diner, garage, downstairs W/C, master bedroom, two further bedrooms, bathroom. The driveway has parking for multiple vehicles and an electric charging point, 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!

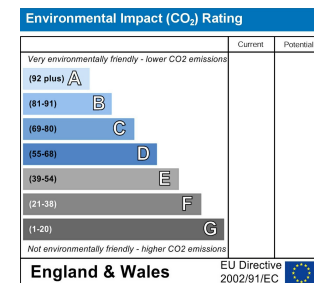
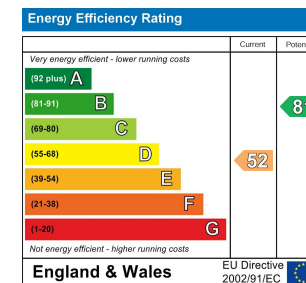


**Ground Floor**



**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). Powered by [www.focalagent.com](http://www.focalagent.com)



### Front

Parking for multiple cars.

### Hallway

Laminate flooring, stairs to first floor, ceiling lights.

### Lounge

15' x 12'8"

Double glazed bay window to front, laminate flooring, wood burner, radiator, power points, ceiling lights, media wall.

### Kitchen Diner

17'6" x 15'10"

Range of wall and base units, electric oven and hob, stainless steel sink, power points, ceiling lights, double glazed door to side and rear.

### Bedroom 1

12' 2" x 9'2"

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

### Bedroom 2

10'7" x 10'4"

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

### Bedroom 3

8'10" x 7'

Double glazed windows to front, carpeted, ceiling light, power point, radiator.

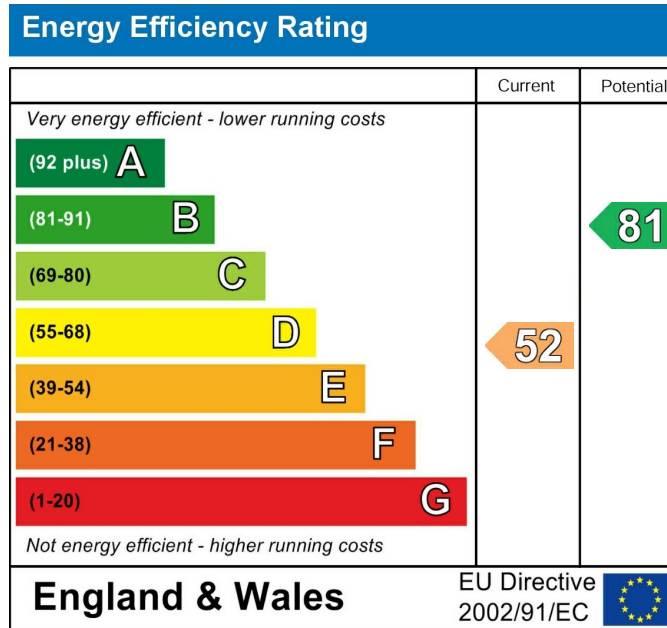
### Family Bathroom

7'10" x 6'

Double glazed window to rear, tiled flooring, bath, wash hand basin, tiled splash back, low flush w/c, ceiling downlights, radiator.

### Rear Garden

Astro turf, fenced borders, side access.



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.

