



HUNTERS[®]
HERE TO GET *you* THERE

33 Hillcrest Close, Tamworth, B79 8PA

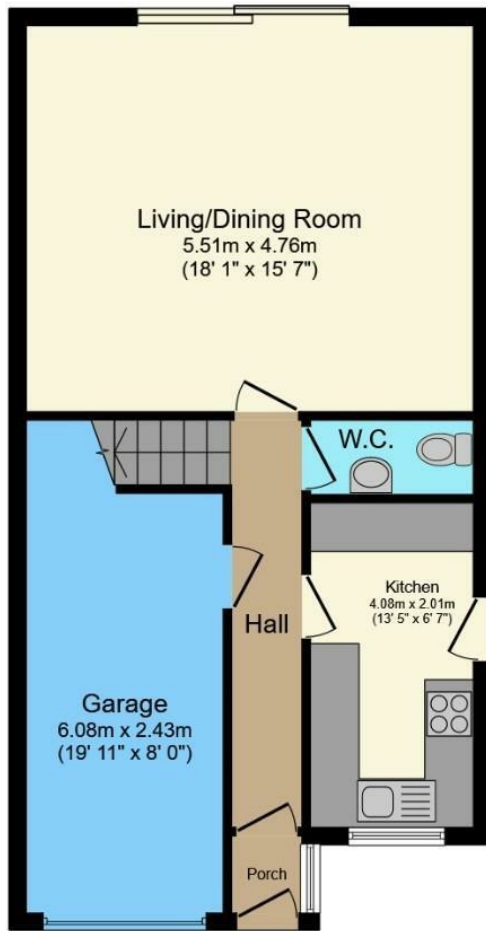
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Offers Over £255,000

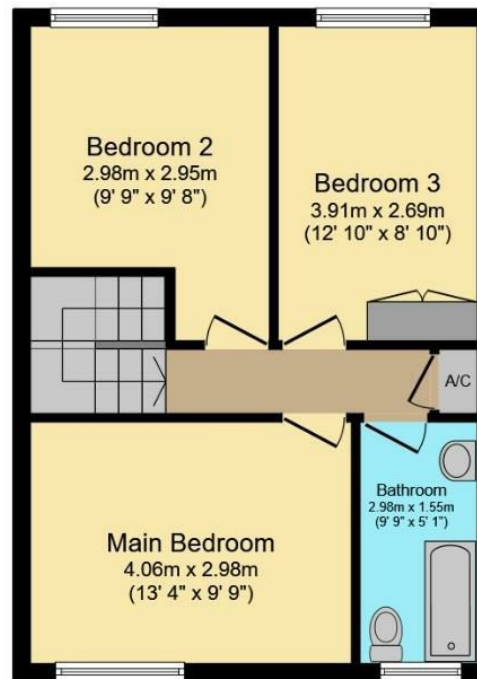
HUNTERS OF TAMWORTH are delighted to offer FOR SALE with NO ONWARD CHAIN, this charming, three bedroom, mid-terraced family home!

Perfectly placed in the North side of Tamworth which benefits from being close to excellent schools, Tamworth town centre, Ventura retail park and transport links!

In brief the property comprises; Entrance porch, hallway, lounge, kitchen, downstairs w/c, three good sized bedrooms, family bathroom and garage. To the rear of the property is an enclosed garden.



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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Front

Tarmac driveway and gravel with boundaries of plants and shrubs.

Porch

Double glazed porch.

Hallway

Wood effect flooring, stairs to first floor, access to garage, radiator, ceiling lights.

W/C

Vinyl flooring, low flush w/c, vanity unit with basin, ceiling light.

Extended Lounge

Carpet, double glazed patio doors to rear, x2 radiators, power points.

Kitchen

Double glazed window to front, lino flooring, range of wall and base units, stainless steel sink and drainer, space for appliances, ceiling light, power points, radiator, side access to front and rear.

Bedroom One

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

Bedroom Two

Double glazed windows to rear, carpet, ceiling lights, power points, radiator, built in wardrobes.

Bedroom Three

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

Bathroom


Double glazed windows to front, lino flooring, tiled walls, low flush w/c, bath with overhead shower, pedestal basin, heated towel rail, ceiling lights.

Integrated Garage

Up and over garage door.

Garden

Lawned area, decking, paved patio, small storage shed, plants, shrubbery.

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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.



