



**HUNTERS**<sup>®</sup>  
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Castle View Lichfield Street, Fazeley, Tamworth,  
Staffordshire, B78 3QE

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Offers Over £455,000

HUNTERS OF TAMWORTH are delighted to offer FOR SALE this traditional, three bedroom, detached family home!

Nestled behind a brick built wall with gates and hedging, the property is located in the sought after Fazeley location, perfectly placed for easy access to Ventura retail park, local amenities and commuter routes, perfect for families looking for their next home!

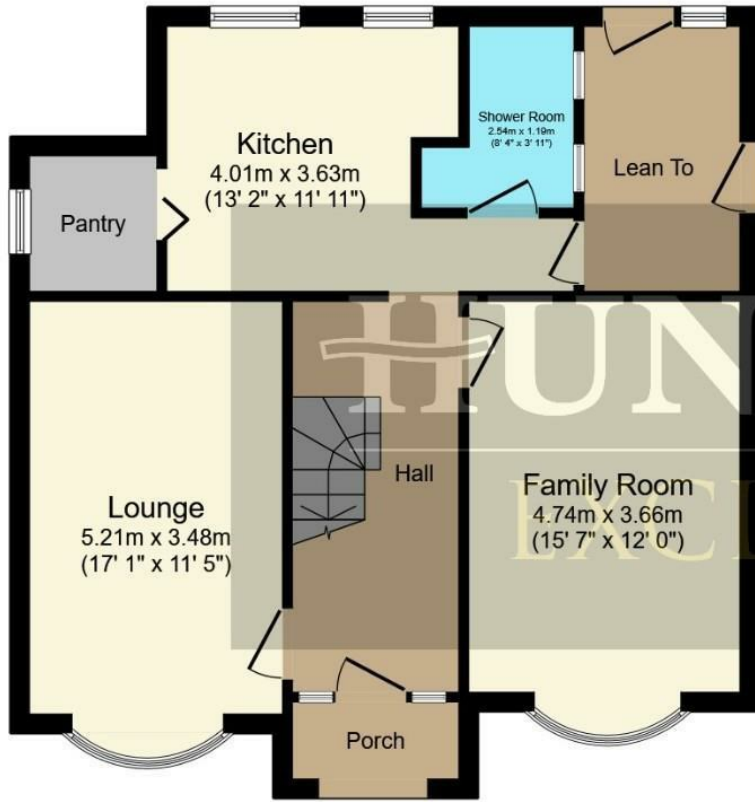
In brief the property comprises: Hallway, spacious lounge, family room, traditional style kitchen with separate pantry, downstairs shower room and a lean-to with door leading to garage and car port. Upstairs can be found three double bedrooms and a family bathroom.

To the rear of the property can be found a beautiful, well maintained rear garden with a large patio area, mature shrubs and trees to the borders with more seating area to the bottom, gated pedestrian side access to garden. To the front can be found a large block paved driveway with parking for multiple vehicles, with the added benefit of wrought iron gates to the front.

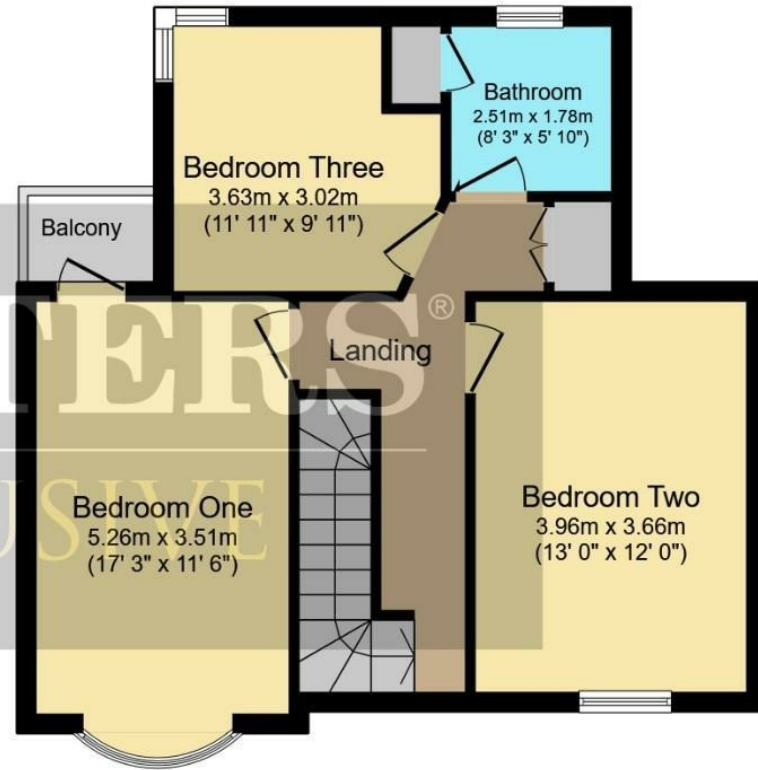
We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!

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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). 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		
England & Wales	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>		
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**Hallway**

Wood flooring, double glazed entrance door, stairs to first floor, radiator, ceiling lights.

**Family Room**

Double glazed bay window to front, double glazed windows to rear, carpet, radiator, ceiling lights, power points.

**Lounge**

Double glazed bay window to front, carpet, wall lights, radiator, power points.

**Kitchen**

Double glazed windows to rear and side, base units, built in oven and hob, sink, ceiling lights, door to pantry, door to shower room, door to lean to.

**Lean To**

Concrete flooring, exposed brick walls, work top, plumbing for appliances, door to side and rear, power points, door leading to detached garage and car port.

**Shower Room**

Half tiled walls, low flush w/c, sink, walk in shower.

**Bedroom One**

17'3" x 11'6"

Double glazed bay window to front, carpet, ceiling lights, power point, door to balcony.

**Bedroom Two**

13' x 12'

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

**Bedroom Three**

11'11" x 9'11"

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

**Bathroom**

Double glazed window to rear, half tiled walls, bath, low flush w/c, pedestal basin, built in cupboard, radiator.

**Garden**

Block paved patio, lawn.


**Car Port**

Leading to the detached garage.

**Detached Garage**

9' 01" x 15' 04"

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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.





