



HUNTERS[®]
HERE TO GET *you* THERE

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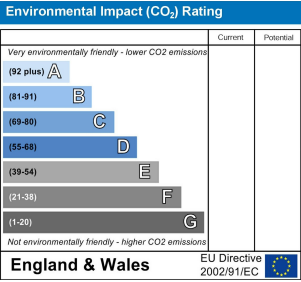
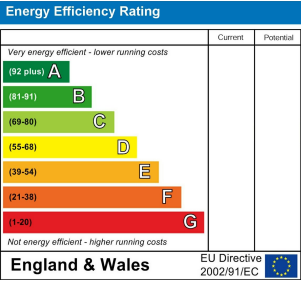
Asking Price £350,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this delightful, four bedroom, detached, family home!

Located in a quiet cul de sac in the popular Glascote area which offers local amenities, transport links and commuter routes the motorway network being moments away, the airport and international station being within 30 minutes drive, perfect for families looking for their next home!

The property comprises; Entrance hall, downstairs w/c, utility, kitchen, lounge, dining room and a large double garage. To the first floor you have four larger than average bedrooms and a family bathroom. The property has gardens to the front and a private enclosed, south facing rear garden.

An internal viewing of this property is an essential to appreciate the space, light and size of the property and its quiet cul-de-sac location.



Entrance Hallway

A composite entrance door gives access to the entrance hall having a tiled floor, double panelled radiator, stairs leading to the first floor landing, internal door to the garage and a useful cloak room with coat cupboard, fitted shoe rack, shelves and radiator ideal for drying coats.

Guest W/C

A fully fitted guest toilet ideally located next to the cloak room with matching tiled floor, white tiling to half height on walls, wall mounted white hand wash basin, white low level WC and a single panelled radiator.

Utility Room

A useful room with gloss white base and wall units, rolltop work surfaces, inset stainless steel sink, washing machine space and a Worcester Bosch condensing combi boiler. Double glazed window and composite door giving access to the paved side access and log stores.

Kitchen

A matched tiled floor contrasting to the extensive gloss white base and wall units with contrasting rolltop work surfaces. Double oven, induction hob with integrated external extractor, dishwasher and fridge freezer, stainless steel sink with extender tap and a door leading to the good sized P shaped conservatory which offers a breakfast bar overlooking the beautiful rear garden

Lounge

The superb lounge sits central to the home, with laminated wooden flooring, log burner and twin double glazed sliding doors to the conservatory, which gives direct access to the enclosed south facing, rear garden making this a great social/entertaining space for all your family and friends.

Dining Room

The separate dining room offers space for formal dining,

with wood laminate flooring matching the lounge, dual aspect double glazed windows flood this entertaining space with natural light

P Shaped Conservaory

Having double glazed windows and doors, light tiled floors and double glazed French doors giving access to the enclosed south facing rear garden making this a superb entertaining space at any time of the year. A sliding door can separate the conservatory to give space for both family and more private time with multiple power points throughout and ceiling fan for increased ventilation, a lovely space to spend time in.

Bedroom One

A bedroom with views over the rear garden from both double glazed windows, a double panelled radiator, integrated wardrobe for storage with shelves and hanging rails making it a lovely space to rest and rise to the sun shining through the south facing windows.

Bedroom Two

A larger than average second bedroom having an integrated wardrobe with storage shelves and hanging rails, twin double glazed windows with views over the front garden.

Bedroom Three

Double glazed window with views over the rear garden and a single panelled radiator.

Bathroom

Having an opaque double glazed window to side aspect, tiled floor and walls, storage below the sink and bath, radiator, heated towel rail and a panelled bath with chrome mixer style shower over

Bedroom Four

Having built in storage cupboards, single panelled radiator and views to the front aspect.

Double Garage

Having a remote controlled up and over door, two opaque double glazed windows to side aspect, tiled floor, door to the entrance hall, further composite door giving access to the rear garden, multiple power points and light.

Exterior

To the front of the property there is a large driveway providing ample off road parking for numerous cars, large lawn area with fruit tree, hedged borders and gates giving access to the rear garden. The enclosed south facing rear garden is of great size and mainly laid to lawn with raised planted borders and various productive fruit bushes. There is also a small patio area with a paved path leading to the rear of the garden and a 9' x 12' potential home office, garden sheds and log stores.

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 | | |

This energy efficiency rating is a guide only and does not constitute a description of the property and do not constitute a contract. We do not warrant any services or appliances (including central heating if fitted) referred to in these particulars. EU Directive 2002/91/EC. Gasers 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.

