



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Church Walk, Mancetter, Atherstone

## Offers In Excess Of £400,000



HUNTERS OF TAMWORTH are excited to offer FOR SALE this delightful, four bedroom, DETACHED family home! Sat on a superb plot, located in the popular village location of Mancetter, and is within close proximity to Atherstone Town Centre! Which benefits from being close to local shops, amenities and commuter routes.

In brief the property comprises, Large driveway with parking for multiple vehicles and garage, to the ground floor is a porch, hallway, lounge, kitchen diner and downstairs W/C. The first floor comprises of four good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden.

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7 Bore Street, Lichfield, Staffordshire, WS13 6LJ | 01543 419000  
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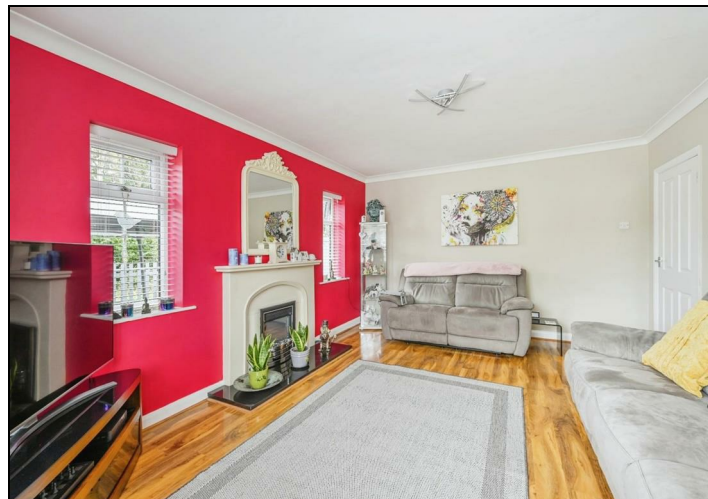
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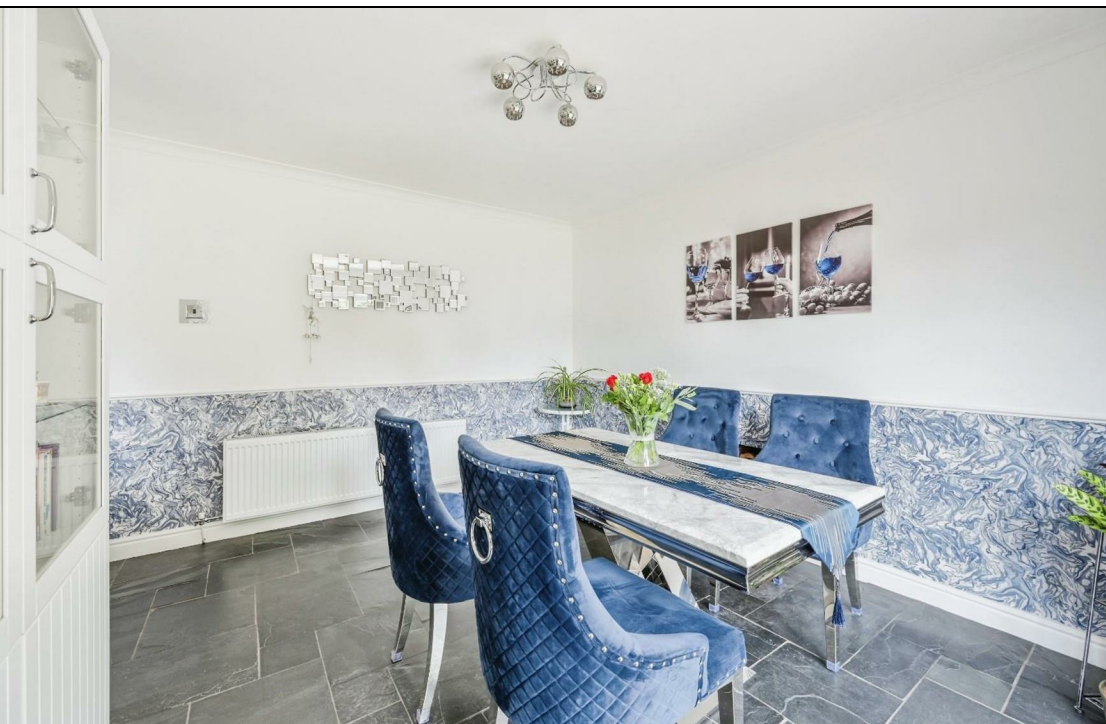
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## KEY FEATURES

- DETACHED
- FOUR BEDROOMS
- LARGE DRIVEWAY
- VILLAGE LOCATION
- BEAUTIFULLY PRESENTED
  - SUPERB PLOT



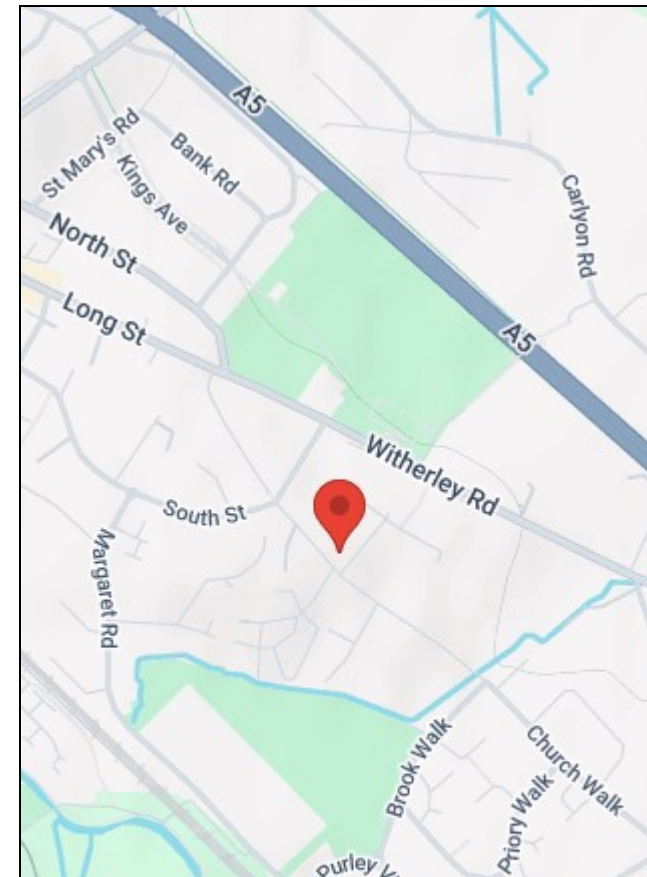




**Ground Floor**



**First Floor**



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	
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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