



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

1 Eusden Close, Tamworth, B79 8DZ

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Asking Price £416,500

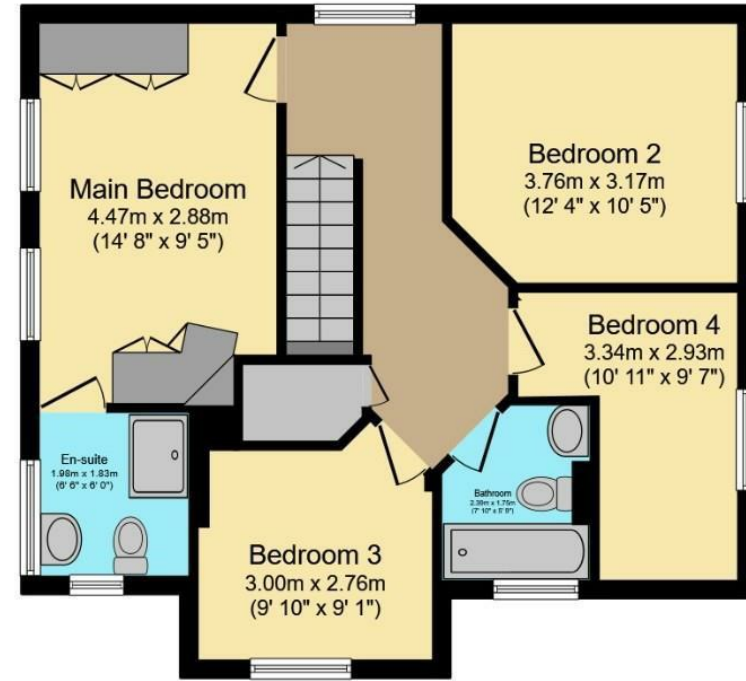
HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this beautifully presented, four bedroom, detached family home! Located in the highly sought after North side of Tamworth location, which benefits from being close to many excellent schools, Tamworth Town Centre, Ventura Retail Park, transport links and commuter routes perfect for families looking for their next home!

In brief the property comprises, Driveway, garage, entrance hall, lounge, kitchen, dining room, utility room, downstairs shower room and W/C, master bedroom with en-suite, three further good sized bedrooms and a family bathroom. 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**

Total floor area 113.4 m<sup>2</sup> (1,221 sq.ft.) approx

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		
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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### Lounge

16'1" x 12'

Double glazed windows to front, wood effect laminate flooring, built in cupboard, radiator, power points.

### Kitchen

15'5" x 9'2"

Double glazed windows to side, tile effect vinyl flooring, wall and base units, built in oven and hob, stainless steel sink and drainer, down lights, tiled splash back.

### Utility

5'7" x 5'3"

Double glazed windows to front, tile effect vinyl flooring, door to side, base units, stainless steel sink and drainer, plumbing for washing machine, power points.

### Dining Room

8'10" x 6'8"

Double glazed bay window to rear, wood effect laminate flooring, radiator, power points.

### Principal Bedroom

1

Double glazed windows to rear, carpet, fitted wardrobe, radiator, power points.

### En-suite

Double glazed windows to rear, tile effect vinyl flooring, sink, walk in shower, low flush w/c, part tiled walls.

### Bedroom Two

Double glazed windows to front, carpet, power points, radiator.

### Bedroom Three

Double glazed windows to front, carpet, power points, radiator.

### Bedroom Four

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

### Shower Room

9'2" x 8'2"

Double glazed windows to front, heated towel rail, low flush w/c, walk in shower, down lights, wash hand basin.

### W/C

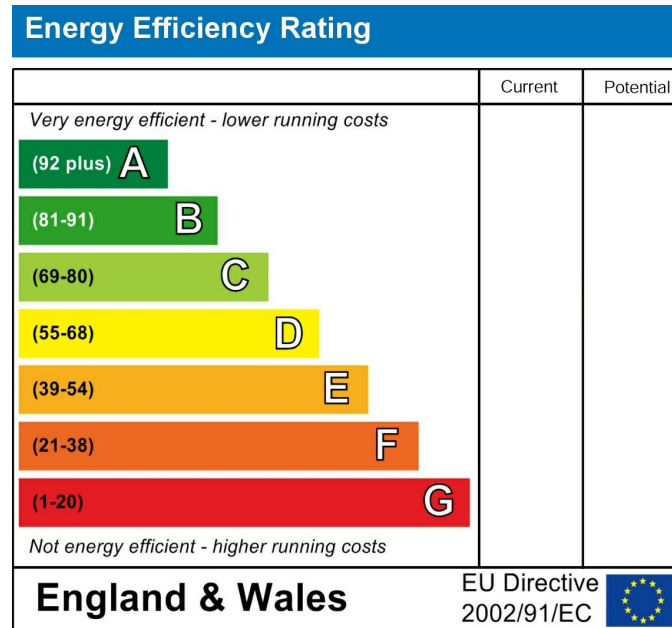
Double glazed windows to front, wash hand basin, low flush w/c, radiator.

### Garage

Up and over door, power points, lighting.

### Garden

Paved patio, lawn.



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.







