



HUNTERS®
HERE TO GET *you* THERE

21 Dormer Avenue, Tamworth, B77 3LS

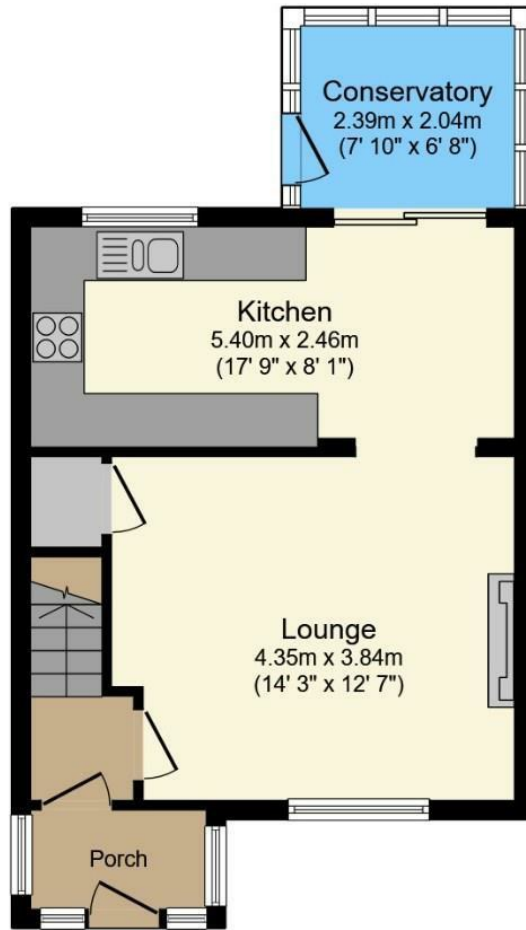
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Offers Over £245,000

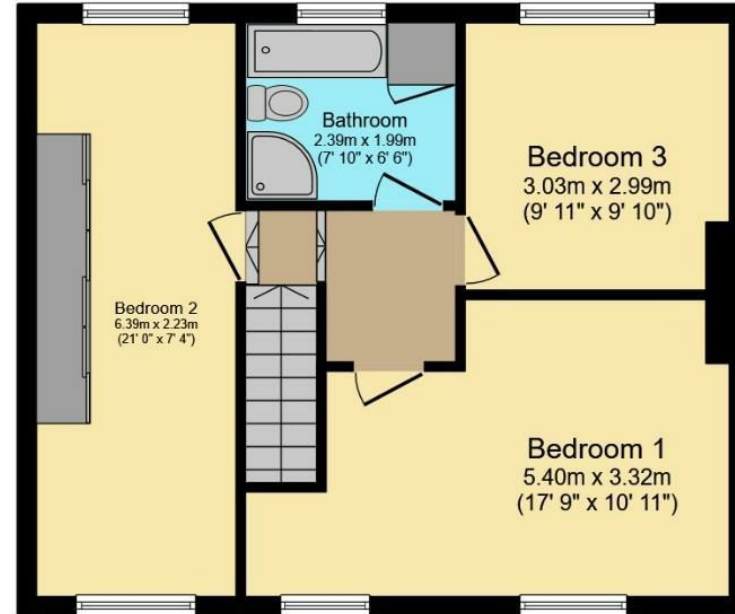
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming, three bedroom, semi-detached family home!

The property is located in the popular Amington location, which benefits from being a stone throw away to Tamworth town centre, local shops, amenities and transport links! Perfect for first time buyers and families looking for their next home!

In brief the property comprises; Car port and driveway with parking for multiple vehicles, entrance porch, lounge, kitchen, conservatory, three good sized bedrooms and a family bathroom. To the rear of the property is a spacious and 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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Front

Driveway with parking for multiple vehicles.

Lounge

14'3" x 12'7"

Double glazed windows to front, carpet, built in cupboard, radiator, feature fire place.

Kitchen

17'9" x 8'1"

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

Conservatory

7'10" x 6'8"

Double glazed windows all around, door to side.

Bedroom One

17'9" x 10'11"

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

Bedroom Two

21' x 7'4"

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

Bedroom Three

9'11" x 9'10"

Double glazed windows, ceiling light, power points.

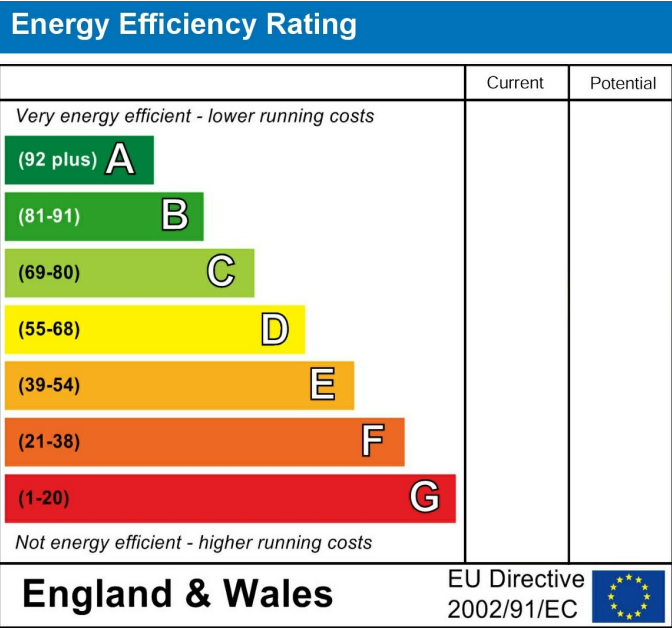
Bathroom

7'10" x 6'6"

Walk in shower, sink, low flush w/c, bath, part tiled wall, built in cupboard, radiator.

Garden

Block paved patio, lawn, mature boarders.



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.





