



HUNTERS[®]
HERE TO GET *you* THERE

1 Hebden, Tamworth, B77 4HP

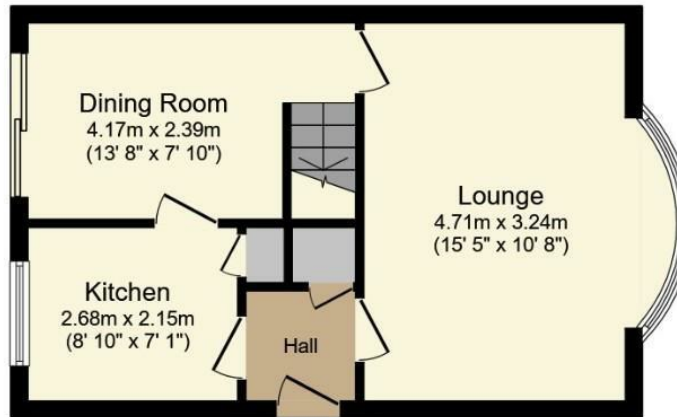
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Asking Price £240,000

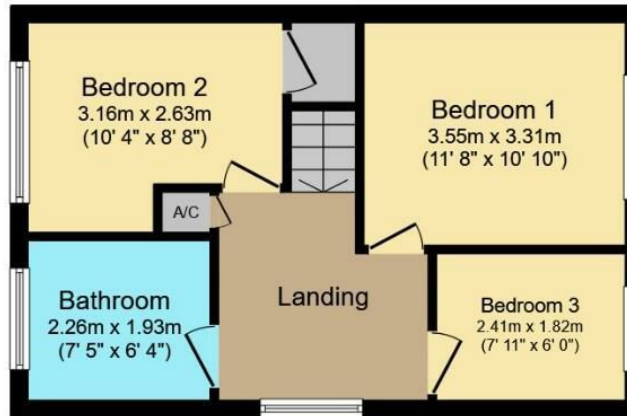
HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this well presented, three bedroom, semi-detached family home!

Located within a popular residential estate in Tamworth, the property benefits from being close to local shops, amenities and transport links which is perfect for first time buyers and families looking for their next home!

In brief the property comprises; Driveway, garage, entrance hallway, lounge, kitchen, dining room. To the first floor you will be greeted with two double bedrooms, third bedroom and a family bathroom. To the rear of the property is an 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		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Front

Driveway, lawn.

Lounge

15'5" x 10'8"

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

Dining Room

13'8" x 7'10"

Wood effect laminate flooring, double door to garden, power points, radiator, stairs to first floor.

Kitchen

8'10" x 7'1"

Double glazed windows to rear, tile effect laminate flooring, wall and base units, built in oven and hob, tiled splash back, plumbing for washing machine.

Bedroom One

11'8" x 10'10"

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

Bedroom Two

10'4" x 8'8"

Double glazed windows to rear, carpet, power points, radiator, built in cupboard.

Bedroom Three

7'11" x 6'

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


Bathroom

7'5" x 6'4"

Double glazed windows to rear, tiled flooring, bath with overhead shower, sink, low flush w/c vanity unit, heated towel rail, tiled walls, extractor.

Garden

Mature borders, lawn, paved patio.

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(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.







