



HUNTERS[®]
HERE TO GET *you* THERE

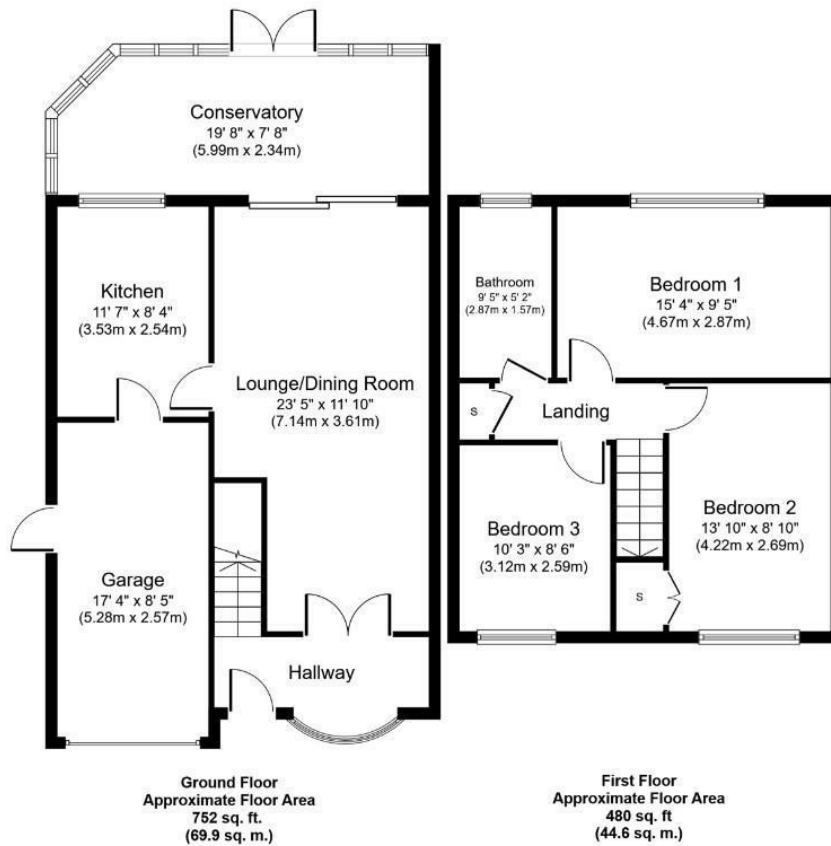
118 Reindeer Road, Fazeley, Tamworth, B78 3SP

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Asking Price £280,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming, three bedroom, semi-detached family home. Nestled within a quiet residential estate, in the highly sought after location of Fazeley, which benefits from being close to local shops, amenities, transport links and commuter routes. Perfect for families looking for their next home!

In brief the property comprises; Entrance hallway, lounge/dining room, kitchen, garage, three good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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			
		71	85
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Front

Driveway, low maintenance.

Kitchen

11'7" x 8'4"

Double glazed windows to rear, ceramic tiled floor, wall and base units, built in oven and hob, sink and drainer, tiled splash back, radiator.

Lounge

23'5" x 11'10"

Patio doors to conservatory, carpet, feature fire place, radiator.

Conservatory

19'8" x 7'8"

Double door to garden, ceramic tiled floor.

Bedroom One

15'4" x 9'5"

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

Bedroom Two

13'10" x 8'10"

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

Bedroom Three

10'3" x 8'6"

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

Bathroom

9'5" x 5'2"

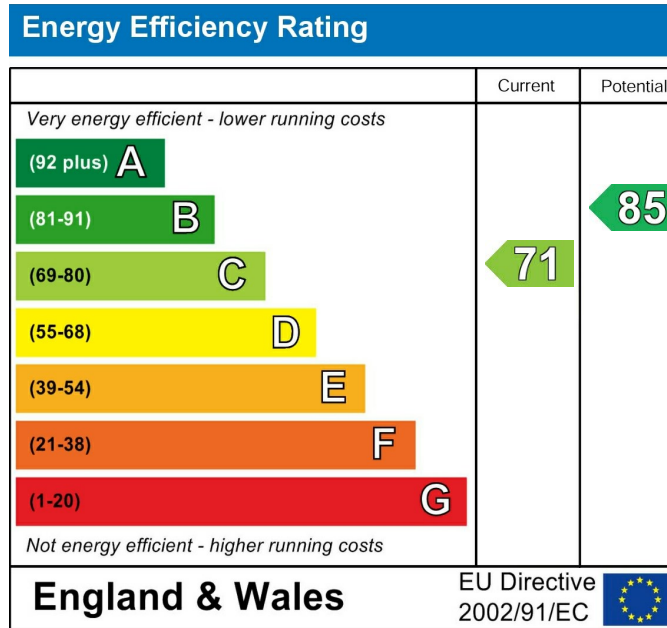
Double glazed windows to rear, wood effect laminate flooring, walk in shower, sink, low flush w/c, heated towel rail.

Garden

Mature borders, paved patio, lawn.

Garage

Electric roller shutter door, power points, ceiling light.



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.







