



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

46 Angelica, Amington, Tamworth, B77 3JZ

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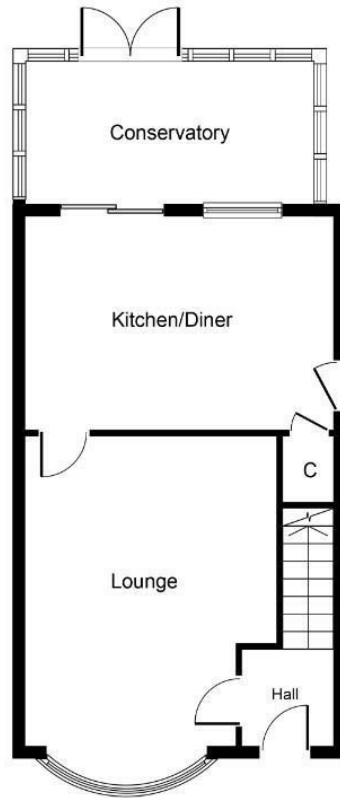
## **Offers In The Region Of £294,000**

HUNTERS TAMWORTH are thrilled to be offering FOR SALE this three bedroom detached family home!

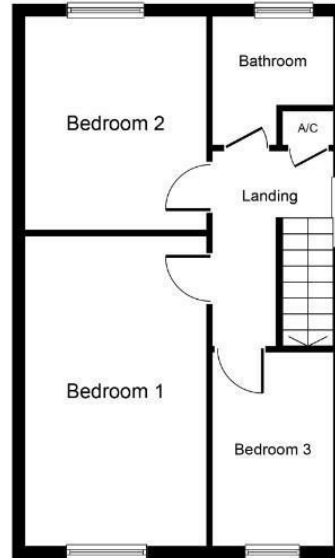
Situated in the popular location in Amington the property benefits from being close to schools, local amenities and transport links. Perfect for first time buyers, investors and families looking for their next home.

In brief the property comprises; Lounge, kitchen/diner, conservatory, three bedrooms and a bathroom.

To the rear of the property is a detached garage with block paving to the right hand side and grass to the left hand side.

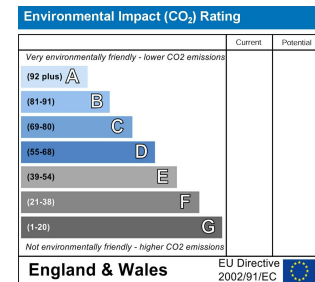
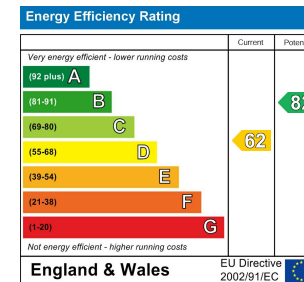


Ground Floor



First Floor

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.



## Entrance hall

### Lounge

11' 9" x 14' 11"

Double glazed windows to front, radiator, multi fuel burner, fitted carpets, fitted lighting, power points.

### Kitchen/diner

15' 1" x 10' 7"

Double glazed sliding doors, radiator, tiled flooring, wall and floor units, fitted lighting, power points

### Conservatory

7' 7" x 13' 11"

Double glazed windows to back, fitted units to rhs, tiled flooring ,

### Bedroom 1

15' 1" x 8' 5"

Double glazed window, carpet flooring, fitted lighting, radiator, power points

### Bedroom 2

11' x 8' 5"

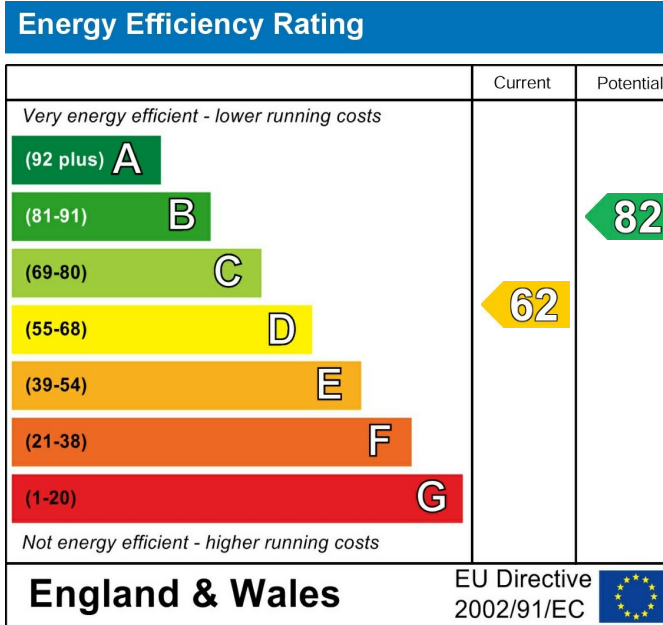
Double glazed window, carpet flooring, fitted lighting, radiator, power points

### Bathroom

### Bedroom 3

6' 5" x 9' 9"

Double glazed window, carpet flooring, fitted lighting, radiator, power points



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.





