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**2 Oleander Close, Tamworth, B79 0ES**

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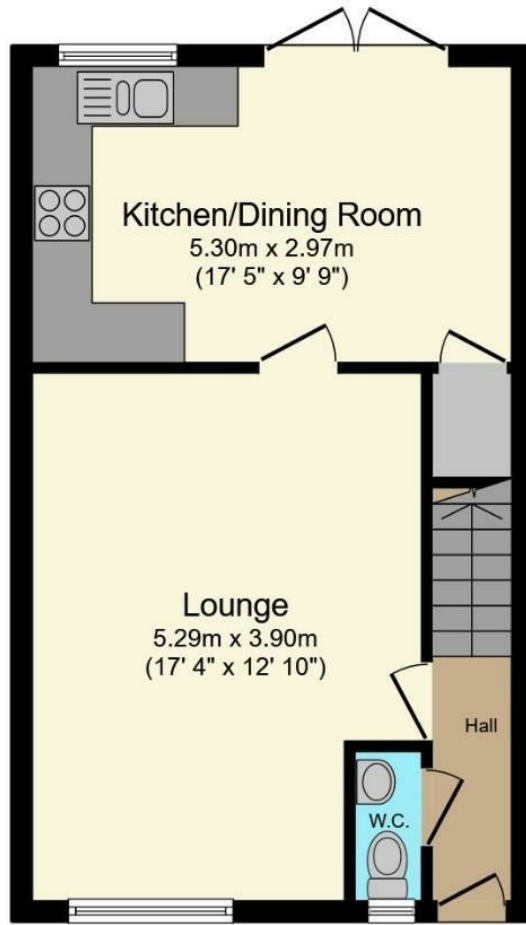
Asking Price £330,000

HUNTERS OF TAMWORTH are delighted to offer FOR SALE this gorgeous, modernized, stylish three bedroom, detached property, located in the ever sought after North side of Tamworth. Close to the entrance of the development there is a large Co-operative convenience store.

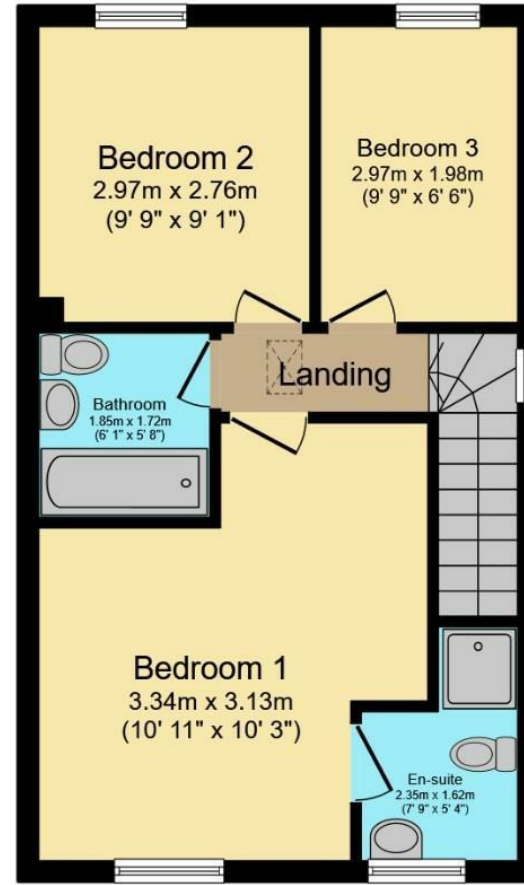
A short distance away is Tamworth Town centre where a range of shops, amenities and the Historic landmark of Tamworth Castle can be found.

Falling under the B79 postcode the property also benefits from being within excellent secondary and primary school catchment areas. Viewing is highly recommended to appreciate what this property has to offer and its beautiful surroundings.

This property comprises; entrance hall, downstairs WC, lounge, kitchen/diner, three bedrooms, an en-suite, a family bathroom, a garage and an out house in the garden.

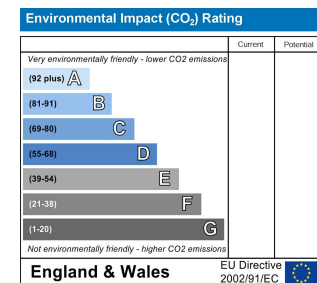
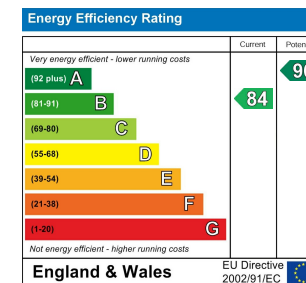


**Ground Floor**



**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](http://www.focalagent.com)



**Front**

Tarmac tandem, lawn area

**Entrance hall**

ceramic tiled flooring, ceiling light, radiator, ceiling light, stairs to first floor

**Downstairs WC**

Ceramic tiled flooring, double glazed window to front, low flush WC, radiator, sink, part tiled walls

**Lounge**

17' 4" x 12' 0"

carpet, double glazed window to front, radiator, ceiling light, power points

**Kitchen / Diner**

17' 5" x 9' 9"

wood effect tiled flooring, wall and base units, spot lights, under stairs cupboard, built in oven and hob, built in dishwasher, built in washing machine, stainless steel sink and drainer, built in fridge freezer, double glazed patio doors to garden, double glazed window to rear, radiator

**Bedroom 1**

10' 11" x 10' 3"

carpet, double glazed window to front, built in wardrobe, ceiling light, radiator, power points

**En-suite**

7' 9" x 5' 4"

double glazed windows to front, ceramic tiled flooring, heated towel rail, low flush WC, walk in shower, sink, spot lights, part tiled walls

**Bedroom 2**

9' 9" x 9' 1"

carpet flooring, double glazed windows to rear, built in wardrobe, ceiling light, power points, radiator

**Bathroom**

6' 1" x 5' 8"

ceramic tiled flooring, tiled walls, bath with shower overhead, low flush WC, sink, heated towel rail, spot lights

**Bedroom 3**

9' 9" x 6' 6"

carpet flooring, ceiling light, power points, radiator, double glazed window to rear

**Garage**

loft storage, power points, ceiling light, electric door, car chargers


**Garden**

patio area, lawn, power points,

**Garden bar**

radiator, wood effect vinyl flooring, power points

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	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.







