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46 Croft Close, Two Gates, Tamworth, B77 1BF

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Asking Price £295,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this charming, three bedroom, semi-detached family home! Located in the highly popular, residential estate in Two Gates, which benefits from being close to Tamworth town centre, local schools, amenities and transport links perfect for those looking for their next home!

In brief the property comprises; Entrance hallway, downstairs W/C, lounge, kitchen, utility, master bedroom with en-suite, two further bedrooms and a family bathroom. To the rear of the property is an enclosed garden and garage.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



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 | | | |
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Kitchen

15'4" x 9'5"

Double glazed windows to front, double doors to garden, ceramic tiled floor, wall and base units, built in oven and hob, stainless steel sink and drainer, splash back, down lights.

Lounge

17'11" x 17'2"

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

Utility Room

6' x 4'

Door to garden, ceramic tiled floor, wall and base units, stainless steel sink and drainer, plumbing for washing machine, radiator, power points.

W/C

Tile effect flooring, wash hand basin, radiator, low flush w/c

Bedroom One

11'11" x 8'7"

Double glazed windows to front, carpet, built in wardrobe, radiator, power points, door to en-suite.

En-suite

Double glazed windows to rear, tile effect flooring, walk in shower, low flush w/c, heated towel rail, extractor, wash hand basin.

Bedroom Two

9'6" x 7'6"

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

Bedroom Three

9'7" x 7'7"

Double glazed windows to rear, carpet, power points, radiator, fitted wardrobes.

Bathroom

Double glazed windows to front, bath with over head shower, wash hand basin, low flush w/c, part tiled wall, extractor.


Garden

Paved patio, lawn, mature borders.

Garage

Up and over door, power points, lighting.

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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.





