



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

73 Deer Park Road, Fazeley, Tamworth, B78 3SZ

73 Deer Park Road, Fazeley, Tamworth, B78 3SZ

Asking Price £230,000

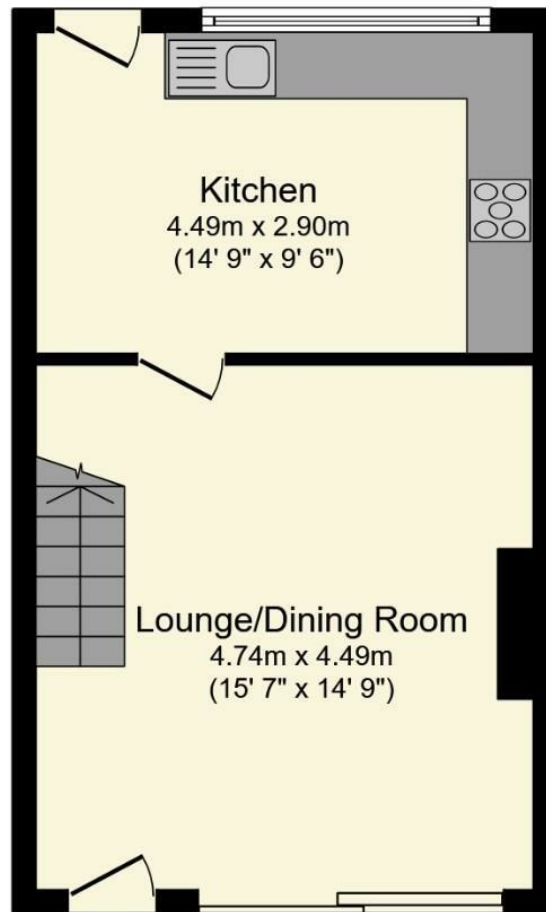
HUNTERS OF TAMWORTH are thrilled to offer FOR SALE with NO ONWARD CHAIN this three bedroom semi-detached property, located within a popular residential estate in Fazeley which benefits from being close to Ventura retail park, Tamworth town centre, commuter routes and other local shops and amenities.

The property is perfect for first time buyers, investors, and families looking for their next home!

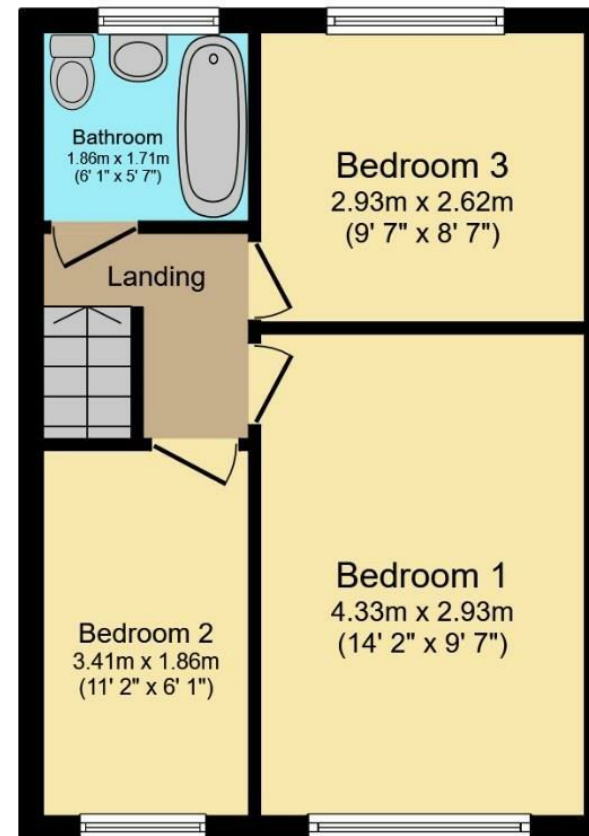
In brief the property comprises; Kitchen/breakfast room, living room, three bedrooms and a family bathroom. There is a garden to the rear with lawn and patio area.

Hunters Tamworth 6 Victoria Road, Tamworth, B79 7HL | 01827 66277  
tamworth@hunters.com | www.hunters.com





**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)

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Frontage**

Tarmac driveway with a block paved edge, parking for multiple vehicles.

**Kitchen**

14'9 x 9'6  
Wall and base units, stainless steel sink and drainer, built in oven and hob, extractor fan, integrated dishwasher, integrated fridge and freezer, radiator, spotlights, power points, double glazed window to front, plumbing for washing machine, tile effect vinyl flooring and plenty of storage cupboards.

**Living Room**

15'7 x 14'9  
Karndean wooden flooring, feature fireplace, radiator, stairs to first floor, spotlights, power points, double glazed door to garden and double glazed patio doors to garden.

**Bedroom One**

14'12 x 9'7  
Carpeted flooring, double glazed window to rear and side, power points, radiator and ceiling light.

**Bedroom Two**

11'2 x 6'1  
Carpeted flooring, double glazed window to front, radiator, ceiling light and power points.

**Bedroom Three**

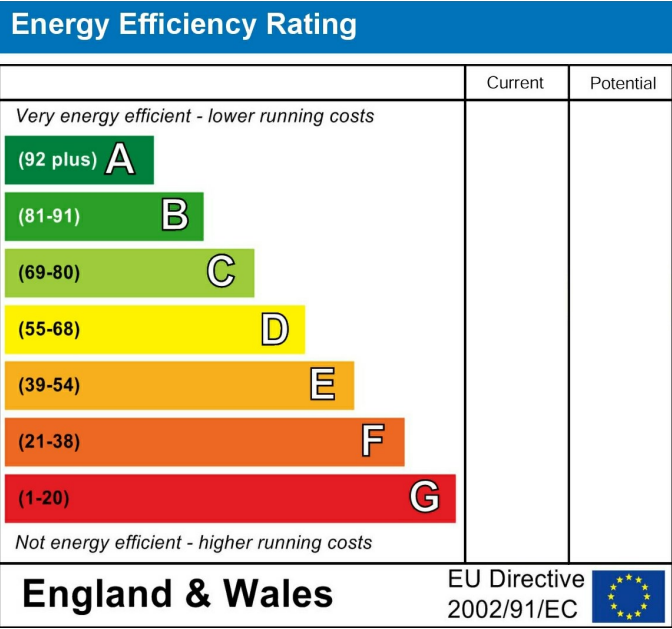
9'7 x 8'7  
Carpeted flooring, double glazed window to rear, radiator, ceiling light and power points.

**Bathroom**

6'1 x 5'7  
Double glazed window to rear, bath with shower over, sink, low flush WC, heated towel rail, vinyl flooring, tiled walls and ceiling light.

**Garden**

Private and enclosed rear garden with a paved patio area, decking area, lawn and electricity.



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.



















