



HUNTERS®
HERE TO GET *you* THERE

11 Longleat, Tamworth, B79 7US

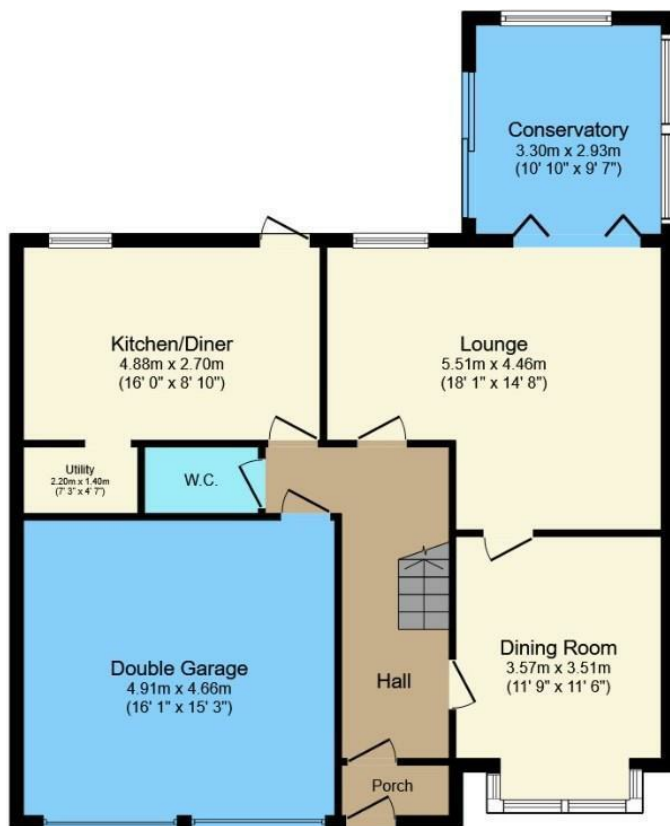
11 Longleat, Tamworth, B79 7US

Asking Price £495,000

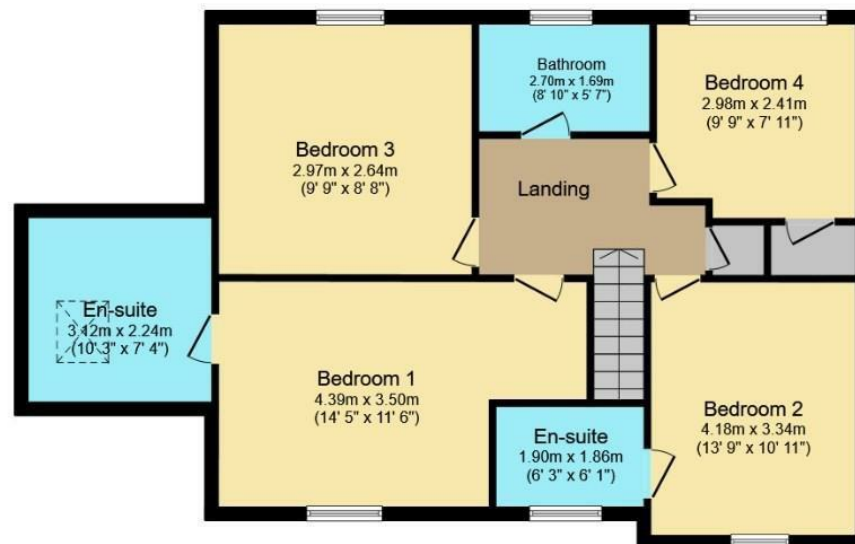
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this stunning, spacious, four bedroom, detached, family home located in the popular area of Riverside on the North side of Tamworth.

This property benefits from being in close proximity to excellent primary and secondary schools, local amenities, transport links and if you are a lover of nature, 5 minutes away only from countryside walks.

This property comprises; A porch, entrance hall, dining room, lounge, conservatory, downstairs WC, kitchen/ diner, utility, four bedrooms (two with En suites), a family bathroom, enclosed garden and a double garage.

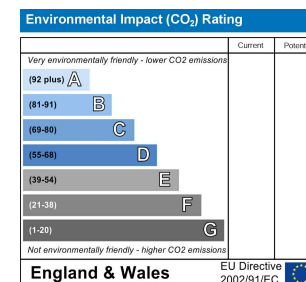
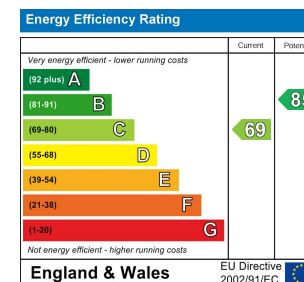


Ground Floor



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



Hall
Ceramic tiled flooring, radiator, stairs to first floor

Dining room
11' 9" x 11' 6"
Carpeted flooring, double glazed bay window to front, radiator, power points, wall lights.

Lounge
18' 1" x 14' 8"
Carpeted flooring, double glazed window to rear, patio doors to conservatory, radiator, feature fireplace, wall lights.

Kitchen/diner
16' x 8' 10"
Ceramic tiled flooring, wall and base units, radiator, double glazed window to rear, door to garden, down lights, sink and drainer.

Utility
7' 3" x 4' 7"
Stainless steel sink and drainer, double glazed window to side, power points, tiled splash back.

Downstairs WC
Ceramic tiled flooring, low flush WC, sink and vanity, tiled splash back, radiator.

Double garage
16' 1" x 15' 3"
Up and over door, ceiling light, power points.

Conservatory
10' 10" x 9' 7"
Bifold doors to garden, radiator, power points.

Bedroom 1
14' 5" x 11' 6"
Carpeted flooring, double glazed window to front, fitted wardrobes, radiator, power points

En suite
10' 3" x 7' 4"
Wood effect vinyl flooring, walk in shower, heated towel rail, double glazed window to front, sink and vanity, low flush WC.

Bedroom 2
13' 9" x 11' 10"
Carpeted flooring, double glazed window to front, power points, radiator.

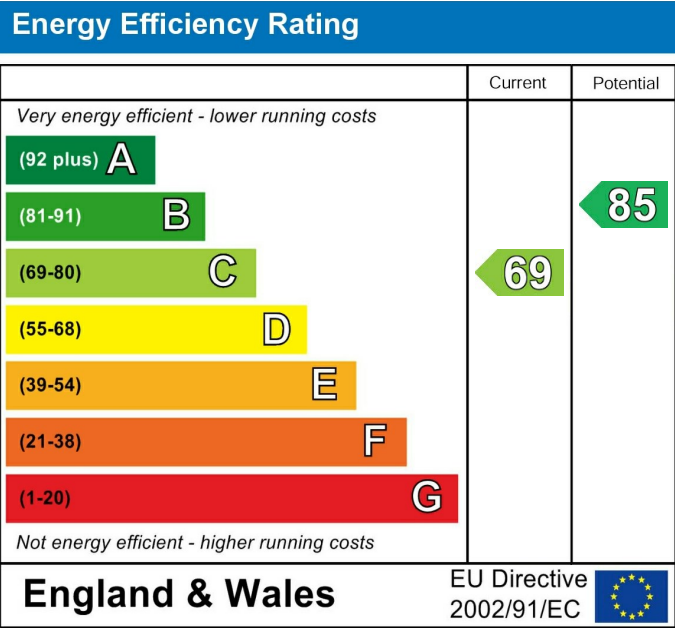
En suite
6' 3" x 6' 1"
Walk in shower, wood effect vinyl flooring, sink, low flush WC, velux window, extractor fan

Bedroom 3
9' 9" x 8' 8"
Carpeted flooring, radiator, built in cupboard, double glazed window to rear, power points.

Bathroom
8' 10" x 5' 7"
Tile effect laminate flooring, bath with shower overhead, double glazed window to rear, low flush WC, sink, part tiled walls, heated towel rail.

Bedroom 4
9' 9" x 7' 11"
Wood effect vinyl flooring, double glazed window to rear, fitted wardrobes, power points, radiator.

Garden
Paved patio, lawn, mature borders.



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.





