



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

**5 Huntingdon Close, Tamworth, B78 3XS**



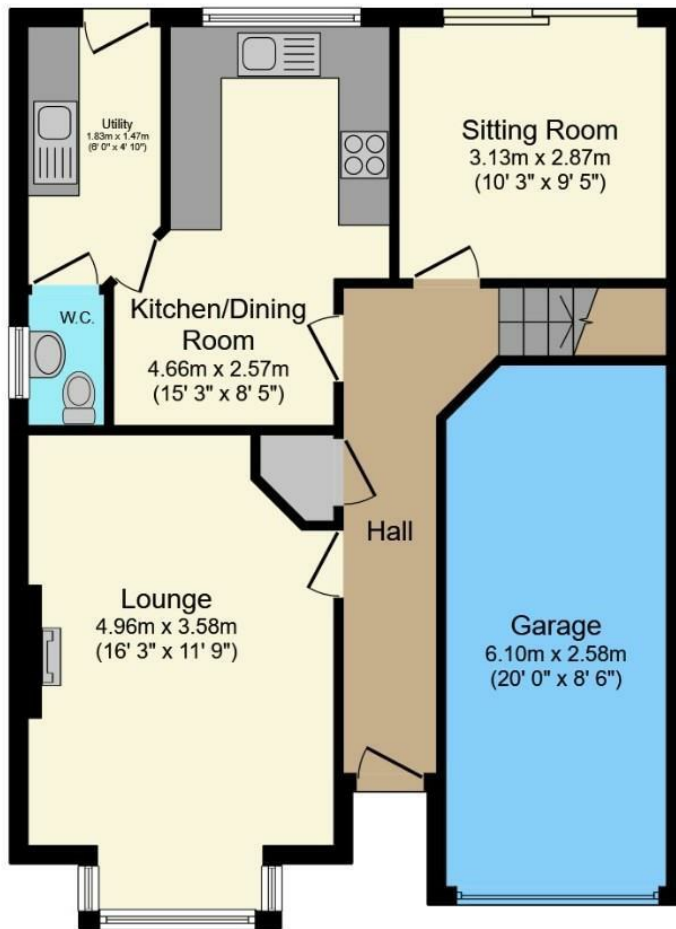
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**Asking Price £395,000**

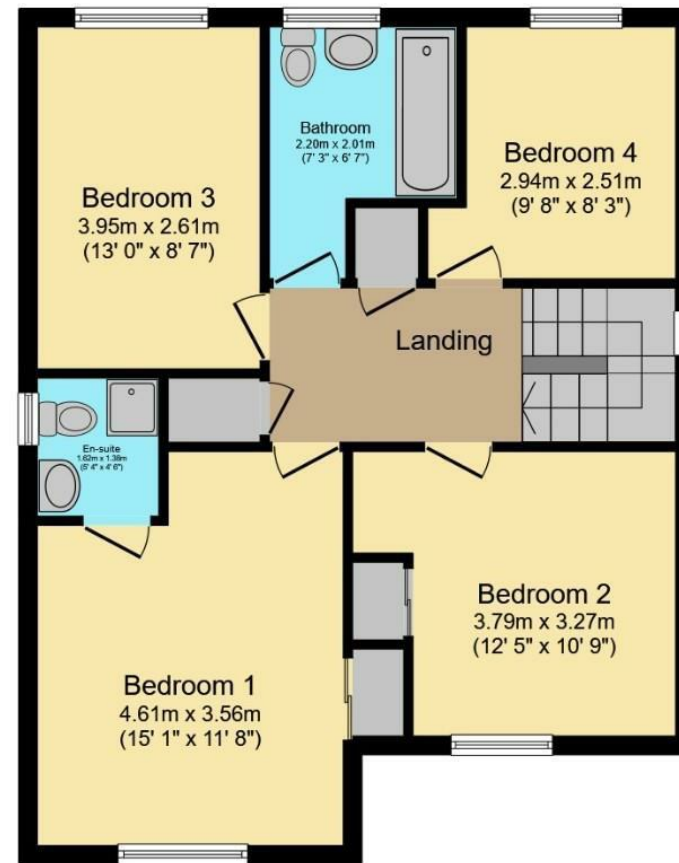
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming, four bedroom, detached family home. Nestled within a quiet cul-de-sac on the highly sought after County Drive Estate, which benefits from being close to Ventura retail park, local amenities, transport links and commuter routes! In need of some modernisation throughout but the property is perfect for families looking for their next home!

In brief the property comprises; Driveway, entrance hallways, lounge, kitchen diner, utility room, downstairs w/c, sitting room, garage. To the first floor you will be greeted with master bedroom with en-suite, three further good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden.

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](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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Front**

Driveway, mature boarders.

**Lounge**

16'3" x 11'9"

Double glazed bay windows to front, carpet, radiator, feature fire place, ceiling light.

**Kitchen**

15'3" x 8'5"

Double glazed windows to rear, tile effect flooring, wall and base units, stainless steel sink and drainer, tiled splash back, power points, radiator.

**Dining Room**

Patio doors to rear, carpet, ceiling lights, power points, radiator.

**Utility Room**

6' x 4'10"

Door to garden, tile effect flooring, base units, stainless steel sink and drainer, plumbing for washing machine, power points, radiator.

**W/C**

Double glazed windows to side, wash hand basin, low flush w/c, radiator.

**Bedroom One**

15'1" x 11'8"

Double glazed windows to front, carpet, built in wardrobe, radiator, power points.

**En-suite**

Double glazed windows to side, sink, low flush w/c, walk in shower, tiled splash back.

**Bedroom Two**

12'5" x 10'9"

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

**Bedroom Three**

13' x 8'7"

Double glazed windows to rear, carpet, power points, ceiling light, radiator.

**Bedroom Four**

9'8" x 8'3"

Double glazed windows to rear, carpet, power points, ceiling lights, radiator.

**Bathroom**

7'3" x 6'7"

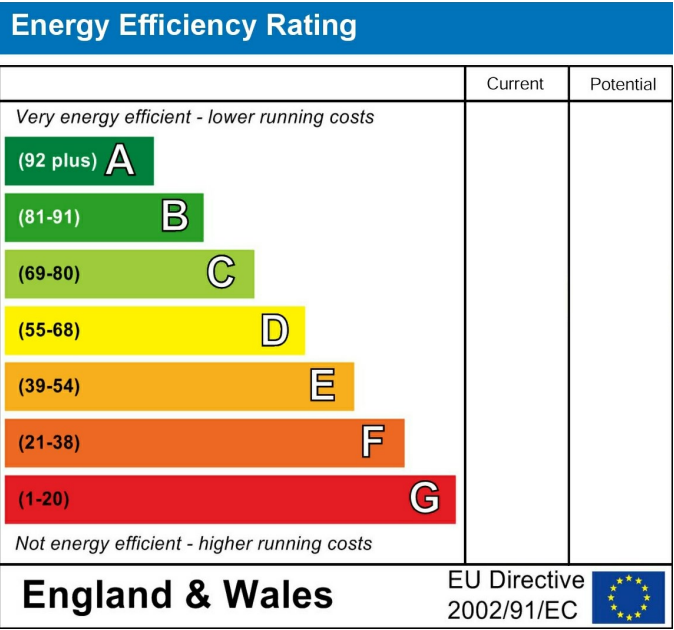
Double glazed windows to rear, bath, tiled splash back, radiator, sink, low flush w/c.

**Garden**

Mature boarders, paved patio, lawn.

**Garage**

Up and over door, power points, ceiling lights.



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.



















