



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

232 Masefield Drive, Tamworth, B79 8JD



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Offers Over £240,000

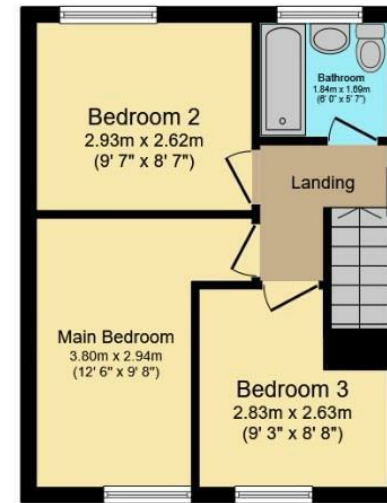
HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE with NO ONWARD CHAIN this beautifully refurbished, three bedroom, semi-detached family home! Located within the popular, residential estate on the North Side of Tamworth, benefitting from being close to excellent schools, Tamworth town centre, local amenities and transport links perfect for first time buyers or families looking for their next home!

In brief the property comprises; Driveway, entrance hall, lounge diner, kitchen, three good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden with lean to.

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>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Entrance

Double glazed windows to side, radiator, wood effect flooring, stairs to first floor, ceiling lights, newly tiled roof.

Living Dining Area

21'2" x 9'10"  
Double glazed bay window to front, wood effect flooring, designer radiators, power points, double glazed French doors to garden.

Kitchen

19'10" x 7'2"  
Double glazed windows to rear, door to garden, wood effect flooring, wall and base units, part tiled walls, radiator, power points, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, sink and drainer, under stairs cupboard, door to side.

Bedroom One

12'6" x 9'8"  
Double glazed windows to rear, carpet, radiator, ceiling light, power points.

Bedroom Two

9'7" x 8'7"  
Double glazed windows to front, carpet, radiator, ceiling light, power points.

Bedroom Three

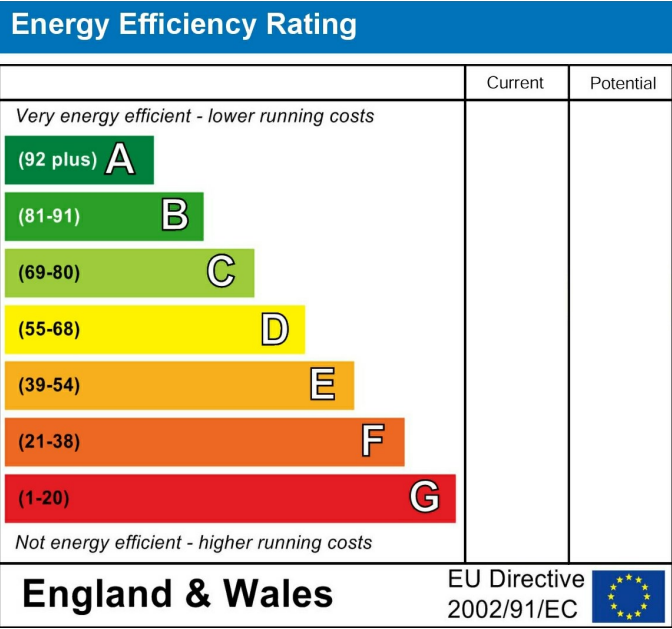
9'3" x 8'8"  
Double glazed windows to front, carpet, radiator, ceiling light, power points.

Bathroom

6' x 5'7"  
Double glazed windows to rear, Marble tiled floors, bath with overhead shower, sink vanity unit, low flush w/c, tiled walls, extractor.

Garden

Enclosed, paved patio, brick outbuilding.



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.









