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46 Lapley Avenue, Amington, B77 4GN

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Asking Price £430,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this breath-taking, stylish, three bedroom, family home located in the highly popular area of Amington.

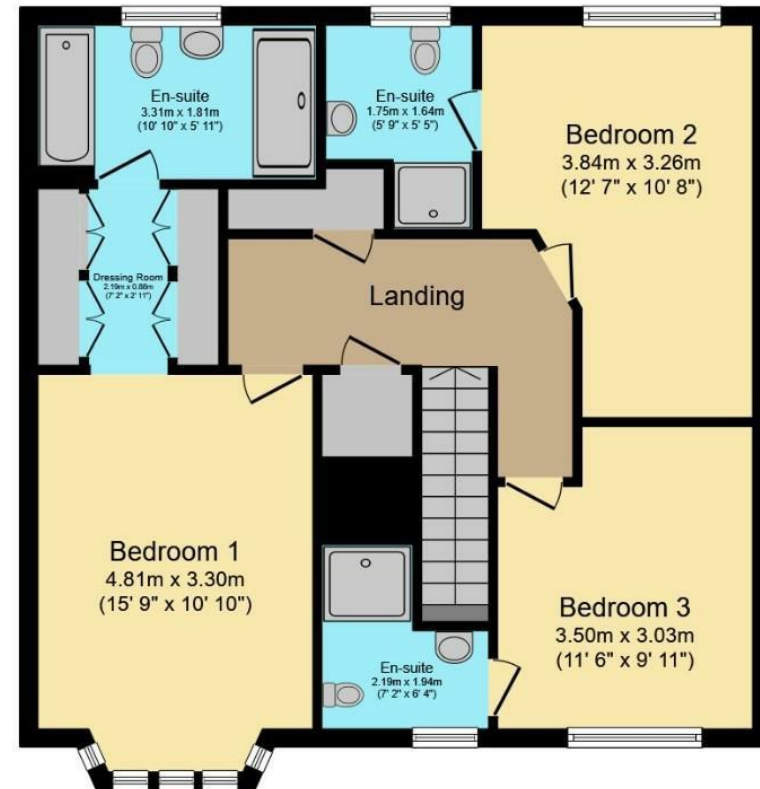
This property benefits from being in close proximity to brilliant schools, transport links and local amenities.

This property comprises; An entrance hall, living room, kitchen/dining room, utility room, downstairs WC, three bedrooms with three en-suites, enclosed garden and a garage.

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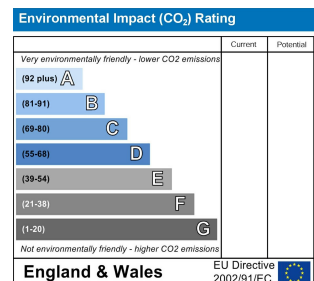
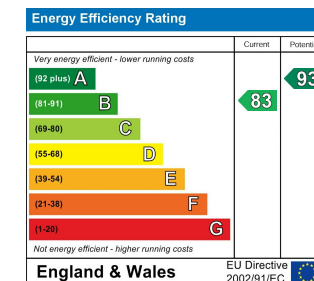


Ground Floor



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



Driveway

Tarmac, lawn

Entrance hall

Wood effect vinyl flooring, radiator, stairs to first floor, ceiling light, power points, under stairs cupboard

Lounge

16' 6" x 10' 9"

Carpeted flooring, double glazed bay window to front, ceiling light, power points, feature fireplace, radiator

Kitchen/ diner

21' 7" x 12'

Wood effect vinyl flooring, double glazed French doors to garden, radiator, spot lights, power points, wall and base units, island with storage and power points, integrated double oven, integrated fridge freezer, integrated dish washer, hob, extractor fan, stainless steel sink and drainer, storage cupboard, door to garage

Utility

6' 7" x 5' 11"

Wood effect vinyl flooring, plumbing for washing machine, stainless steel sink and drainer, door to garden, power points, spot lights, radiator

Downstairs WC

Low flush WC, wood effect vinyl flooring, sink, radiator, double glazed window to side, spot lights

Bedroom 1

15' 9" x 10' 10"

Carpeted flooring, double glazed bay window to front, ceiling light, power point, radiator

Dressing area - 4x built in wardrobes - 7' 2" x 2' 11"

En-suite

10' 10" x 15' 11"

Tile flooring, walk in shower, part tiled walls, sink, low flush WC, double glazed window to rear, bath, spotlights, heated towel rail

Bedroom 2

12' 7" x 10' 8"

Carpeted flooring, double glazed window to rear, ceiling light, power points, radiator

En-suite

5' 9" x 5' 5"

Tile effect vinyl flooring, double glazed window to rear, low flush WC, sink, heated towel rail, walk in shower, spot lights

Bedroom 3

11' 6" x 9' 11"

Carpeted flooring, double glazed window to rear, ceiling light, power points, radiator

En-suite

7' 2" x 6' 4"

Tile effect vinyl flooring, double glazed window to rear, heated towel rail, sink, low flush WC, walk in shower, spotlights


Garden

paved patio, decking, lawn, private and enclosed garden, power points, tap

Garage

18' 7" x 9' 11"

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 83 | |
| (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 |  |

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.

