



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

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# Avill, Hockley, Tamworth

## Offers Over £400,000



HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this delightful, well presented, spacious, four bedroom, detached, family home located on the sought after Tamar Road in Hockley.

This property benefits from being in close proximity to excellent schools, local amenities and local transport links into Tamworth town centre. Perfect for commuters with access to the A5 and M42!

In brief, this property comprises; An entrance hall, lounge, dining room, kitchen, utility room, downstairs WC, sitting room, conservatory, main double bedroom with en suite, three further double bedrooms, a family bathroom, garage and 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!

6 Victoria Road, Tamworth, Staffordshire, B79 7HL | 01827 66277  
[tamworth@hunters.com](mailto:tamworth@hunters.com) | [www.hunters.com](http://www.hunters.com)



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## KEY FEATURES

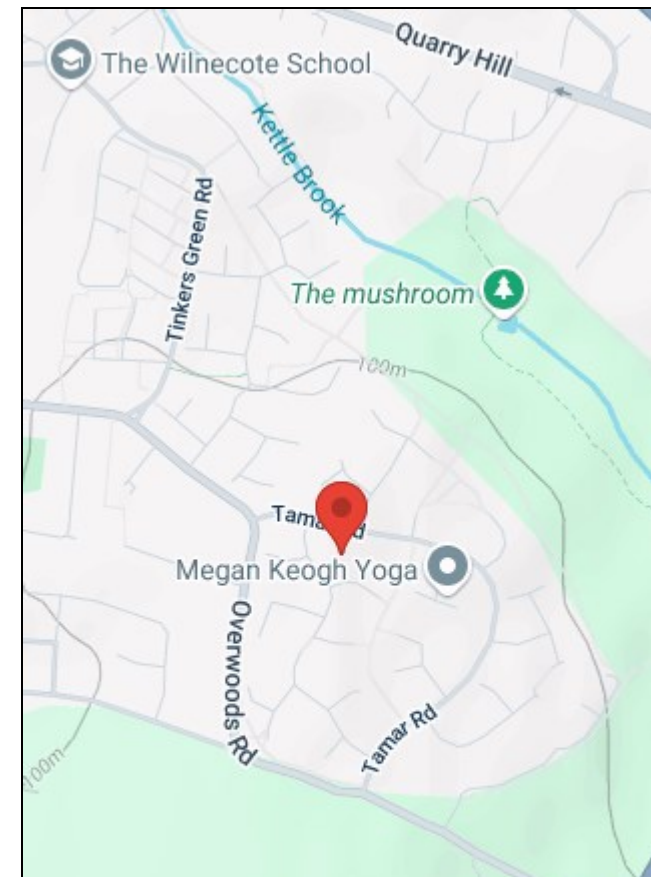
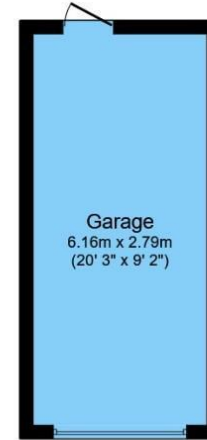
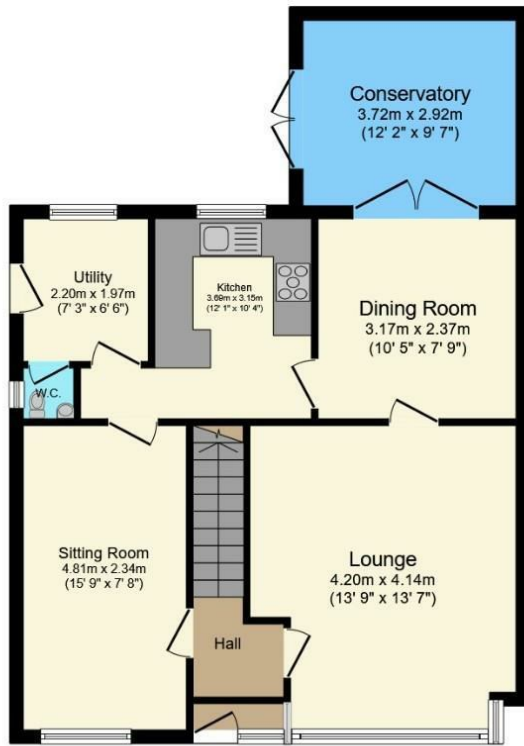
- DETACHED PROPERTY
- FOUR BEDROOMS
- SOUGHT AFTER AREA
- EXCELLENT SCHOOLS
- MUST VIEW
- PARKING FOR MULTIPLE VEHICLES











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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>81</b>			
		<b>69</b>			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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