



**HUNTERS®**  
HERE TO GET *you* THERE

**6 Memorial Drive, Tamworth, B79 8UP**

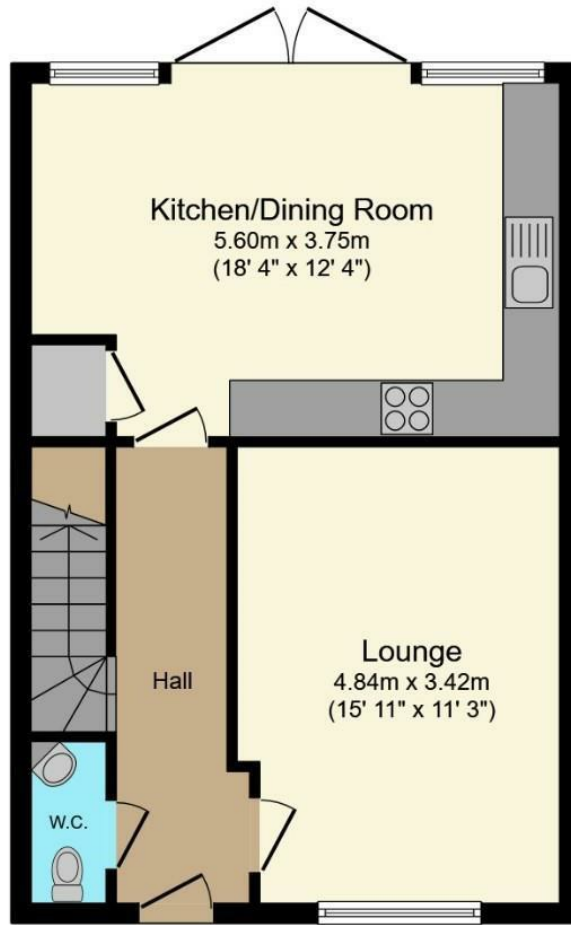
6 Memorial Drive, Tamworth, B79 8UP

**Asking Price £335,000**

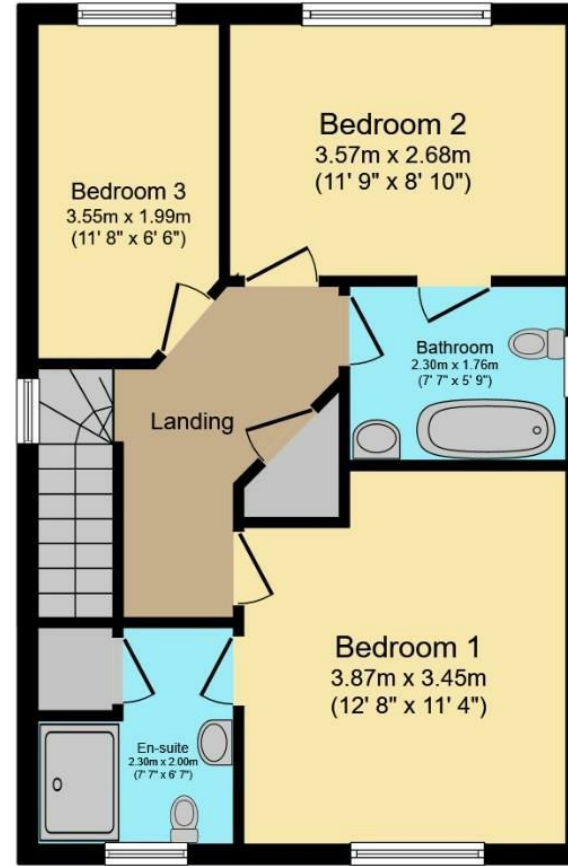
HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this beautifully presented, modern, spacious, three bedroom, detached, family home located in the popular North side of Tamworth!

This property benefits from being in close proximity to Tamworth town centre which hosts a wide range of amenities, pubs, restaurants and transport links including Tamworth train station. Perfect for commuters! This immaculate property falls in the catchment area of excellent schools and Tamworth college. Perfect for families looking for their next home!

In brief, this property comprises; An entrance hall, downstairs WC, lounge, kitchen/ dining room, a first bedroom with an En-Suite, a further two bedrooms, a family bathroom, and an enclosed garden. To the front and side of the property is a detached garage and tarmac driveway with parking for multiple vehicles.

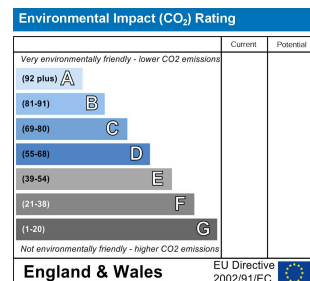
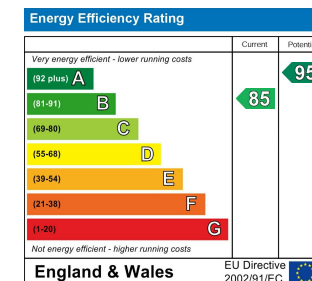


**Ground Floor**



**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)





### Front

Tarmac driveway, paved path, low maintenance

### Entrance Hallway

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

### Downstairs WC

Double glazed window to front, wood effect laminate flooring, sink, radiator, ceiling light, low flush WC

### Lounge

15'11" x 11'3"

Wood effect laminate flooring, double glazed window to front, radiator, ceiling lights, power points

### Kitchen/ Dining Room

18'4" x 12'4"

Wood effect laminate flooring, wall and base units, power points, spot lights, radiator, Double glazed patio doors to garden, stainless steel sink and drainer, built in oven and hob, extractor fan, integrated fridge freezer, built in shelving, laundry storage cupboard with plumbing for washing machine.

### Bedroom 1

12'8" x 11'4"

Carpeted flooring, double glazed window to front, radiator, ceiling, power points

### En-Suite

7'7" x 6'7"

Tile effect vinyl flooring, double glazed window to front, low flush WC, walk in shower, sink, radiator, spot lights, storage cupboard

### Bedroom 2

11'9" x 8'10"

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

### Bathroom

7'7" x 5'9"

Tile effect vinyl effect, double glazed window to side, sink, low flush WC, part tiled walls, bath with shower mixer tap

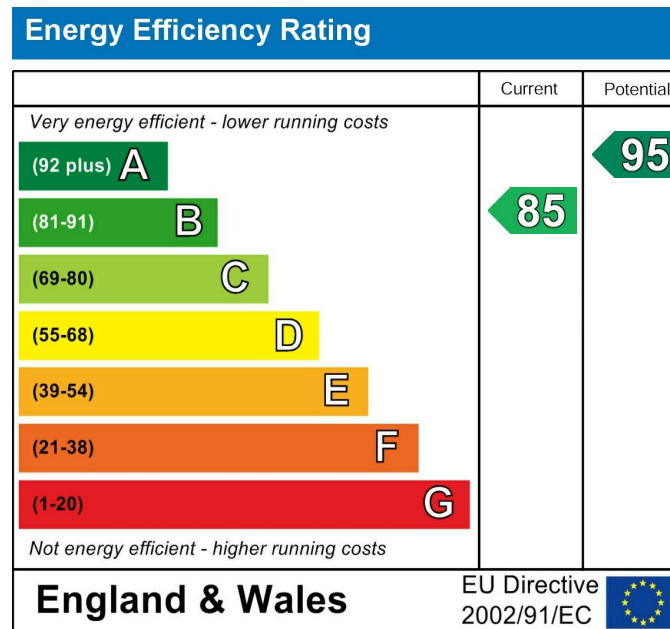
### Bedroom 3

11'8" x 6'6"

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

### Garden

Paved patio, lawn, enclosed private garden, mature shrubs



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.

















