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**3 Gatcombe Place, Tamworth, Staffordshire, B79 8RB**



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## **Offers In Excess Of £250,000**

HUNTERS OF TAMWEORTH are delighted to be offering FOR SALE this three storey, four bedroom, mid terrace, family home located on the ever sought after North side of Tamworth.

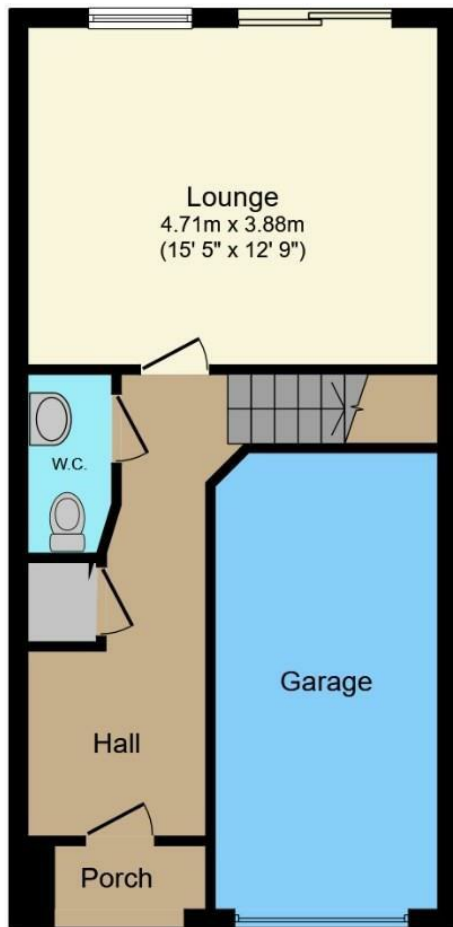
This property benefits from being in close proximity to excellent schools, local amenities, local transport links including Tamworth Train Station. This property is close to rural areas for peaceful and pleasant walks. Perfect for families looking for their new home.

In brief, this property comprises; An entrance hall, downstairs WC, lounge, dining room, kitchen, four bedrooms, and En Suite, a family bathroom, garage and an enclosed garden. To the front of the property is a driveway.

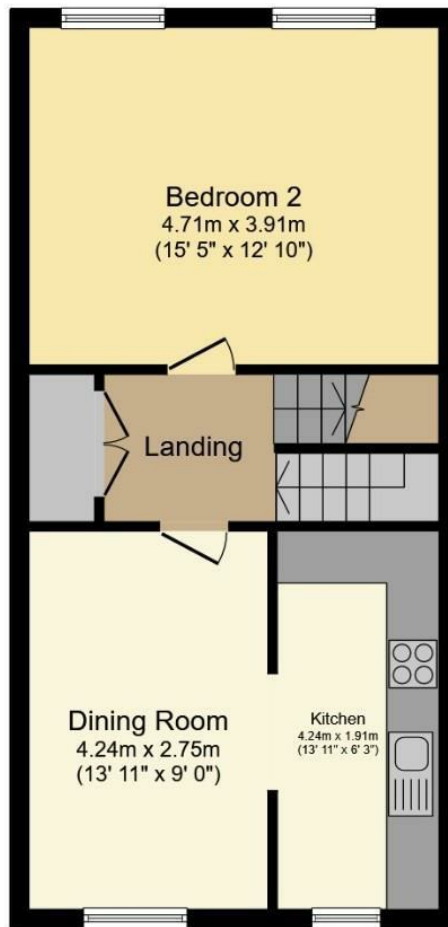
This property is offered for sale using the Committed Buyer process.

When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market.

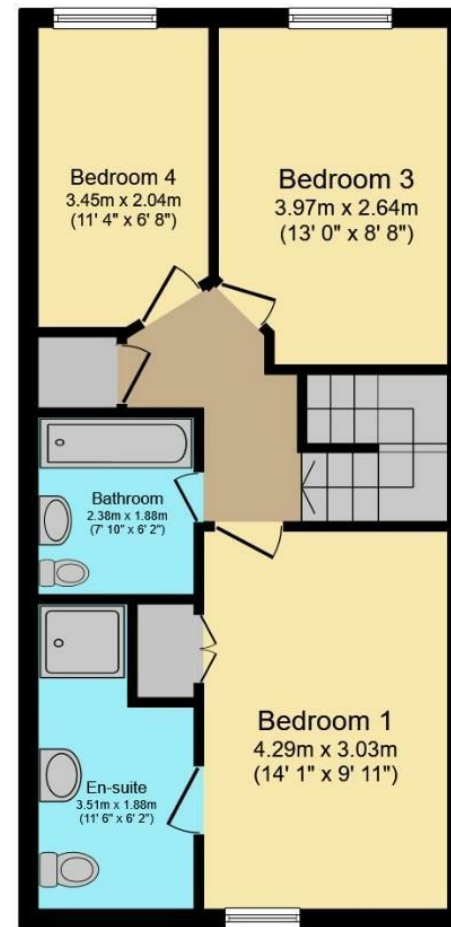
As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group - see [gotogroup.co.uk](http://gotogroup.co.uk) or email [committedbuyer@gotogroup.co.uk](mailto:committedbuyer@gotogroup.co.uk) for more information



**Ground Floor**



**First Floor**



**Second 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Front**  
Driveway

**Hallway**  
Wood effect laminate flooring, radiator, power points

**Downstairs WC**  
Low flush WC, wash hand basin, ceiling light, extractor fan, radiator

**Lounge**  
15'5" x 12'9"  
Wood effect laminate flooring, double glazed window to rear, patio doors to garden, radiator, power points

**Dining Room**  
13'11" x 9'  
Wood effect laminate flooring, double glazed window to front, ceiling light, radiator, power points

**Kitchen**  
13'11" x 6'3"  
Wood effect laminate flooring, double glazed window to front, wall and base units, stainless steel sink and drainer, tiled splash back, built in oven an hob, radiator

**Bedroom 1**  
14'1" x 9'11"  
Carpeted flooring, double glazed window to front, built in wardrobes, radiator, power points

**En Suite**  
11'6" x 6'2"  
Low flush WC, sink, walk in shower, part tiled walls, extractor fan

**Bedroom 2**  
15'5" x 12'10"  
Wood effect laminate flooring, double glazed window to rear, radiator, power points

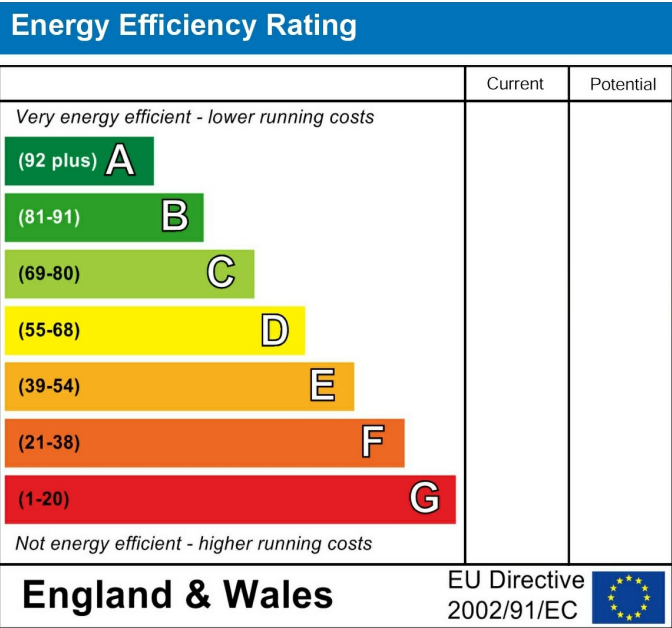
**Bedroom 3**  
13' x 8'8"  
Double glazed window to rear, power points, radiator, ceiling light

**Bedroom 4**  
11'4" x 6'8"  
Double glazed window to rear, ceiling light, radiator, power points

**Bathroom**  
7'10" x 6'2"  
Low flush WC, sink, bath, part tiled walls, radiator, extractor fan

**Garden**  
Paved patio, lawn

**Garage**  
Up and over door



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.



















