



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

47 Queens Way, Hurley, Atherstone, CV9 2ND

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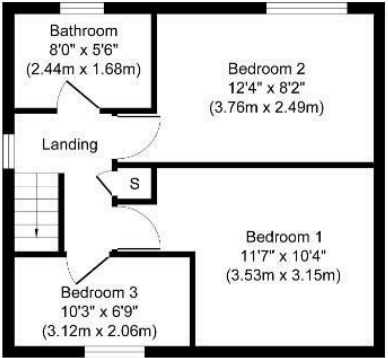
Offers Over £190,000

HUNTERS OF TAMWROTH are pleased to be offering FOR SALE this three bedroom family home located in the sought after North side of Tamworth. Perfect for first time buyers and investors.

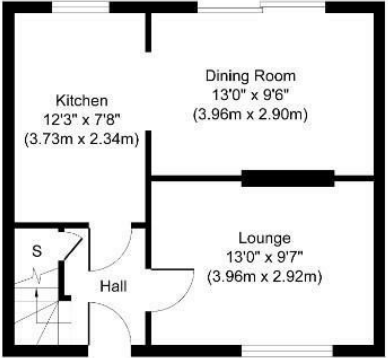
This property benefits from being in close proximity to brilliant schools, local transport links including Tamworth train station, local amenities and commuter links.

This property comprises; Kitchen, dining room, lounge, three bedrooms, a family bathroom and an enclosed garden.

Hunters Tamworth 6 Victoria Road, Tamworth, B79 7HL | 01827 66277  
tamworth@hunters.com | www.hunters.com



**First Floor**  
**Approximate Floor Area**  
**408 sq. ft**  
**(37.90 sq. m)**



**Ground Floor**  
**Approximate Floor Area**  
**408 sq. ft**  
**(37.90 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

| 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>                            |           | <b>83</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>                            | <b>50</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 |         |           |
| England & Wales                             |           |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |           |           | EU Directive 2002/91/EC                                         |         |           |

**Front**

Driveway, lawn, mature borders

**Kitchen**

12' 3" x 7' 8"  
wood effect laminate flooring, door to side, wall and base units, built in oven and hob, double glazed window to rear, plumbing for washing machine, power points

**Dining room**

13' x 9' 6"  
wood effect laminate flooring, patio doors to rear, power points, radiator

**Lounge**

13' x 9' 7"  
wood effect laminate flooring, double glazed window to rear, power points, radiator

**Bedroom 1**

11' 7" x 10' 4"  
carpeted flooring, double glazed window to front, power points, radiator

**Bedroom 2**

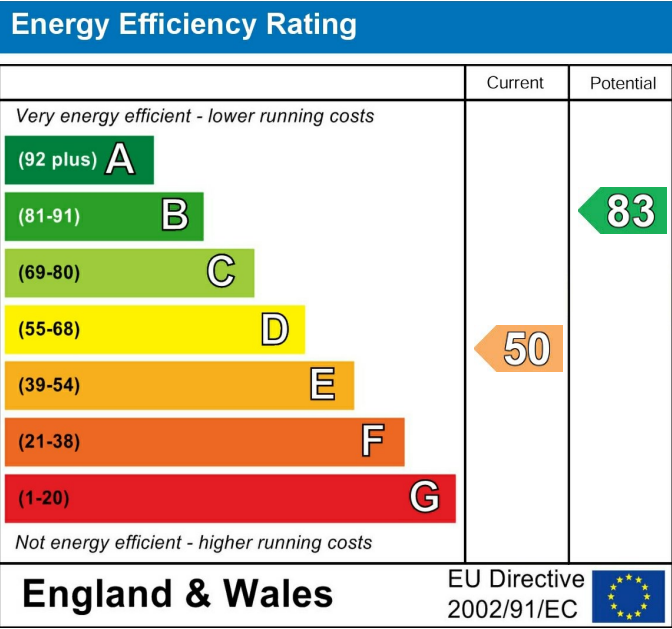
12' 4" x 8' 2"  
carpeted flooring, double glazed window to rear, power points, radiator

**Bathroom**

8' x 5' 6"  
bath with shower over head, double glazed window to rear, sink, low flush WC, part tiled walls, radiator

**Bedroom 3**

10' 3" x 6' 9"  
carpeted flooring, double glazed window to front, power points, radiator



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.









