



**HUNTERS®**

HERE TO GET *you* THERE

**167 Quince, Tamworth, B77 4ET**

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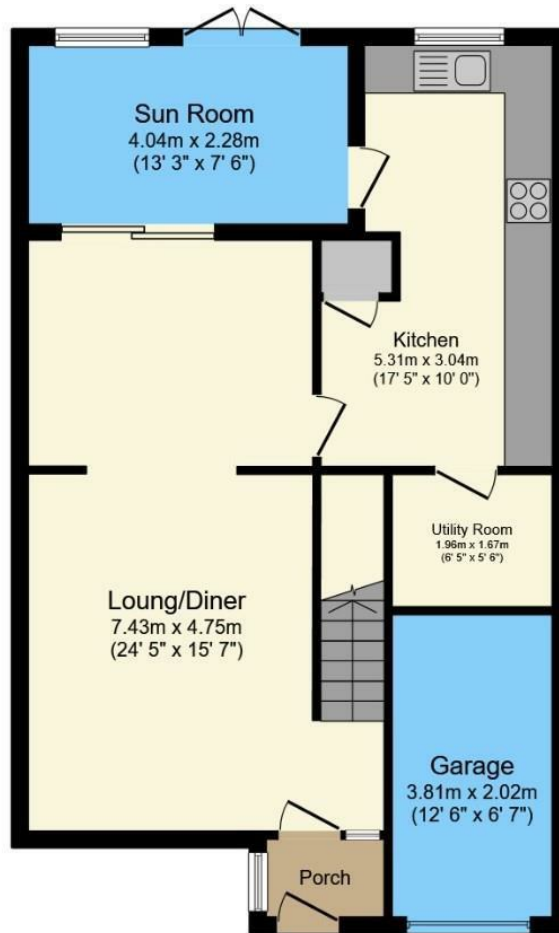
**Asking Price £265,000**

HUNTERS OF TAMWORTH are pleased to be offering FOR SALE this charming, four bedroom, semi detached, family home located in Amington in Tamworth.

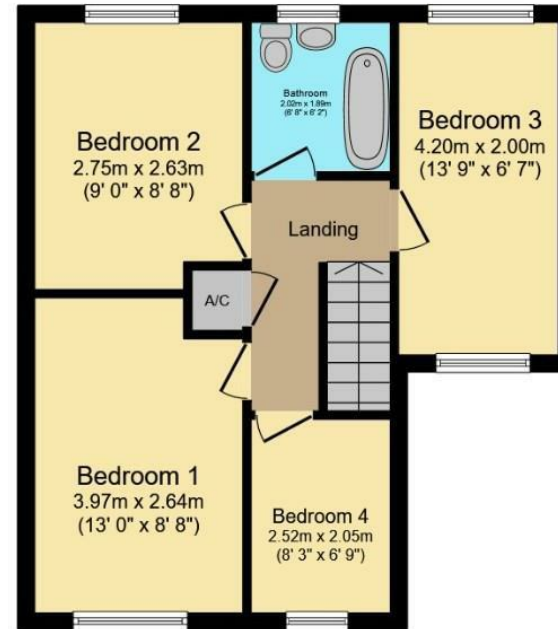
This property benefits from being in close proximity to primary and secondary schools, local amenities and transport links. Perfect for families looking for their new home!

In brief this property comprises; A porch, lounge/diner, kitchen, utility room, utility room, sun room, four bedrooms, family bathroom, a garage and an enclosed garden.



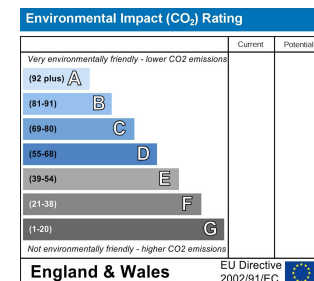
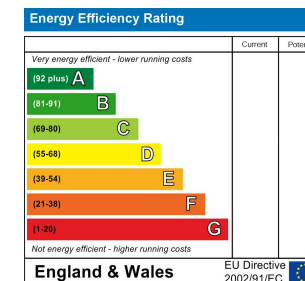


**Ground Floor**



**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)



### Frontage

Block paved driveway with a lawn area.

### Lounge/Diner

24'5 x 15'7

Wood effect laminate flooring, double glazed window to front, feature fire place, ceiling light, power points and radiator.

### Sun Room

13'3 x 7'6

Wood effect laminate flooring, double doors to garden, downlights and power points.

### Kitchen

17'5 x 10'

Ceramic tiled flooring, wall and base units, double glazed window to rear, stainless steel sink and drainer, built in oven and hob, tiled splash back, ceiling light and power points.

### Utility Room

6'5 x 5'6

Plumbing for washing machine, ceiling light and power points.

### Bedroom One

13 x 8'8

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

### Bedroom Two

9 x 8'8

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

### Bedroom Three

13'9 x 6'7

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

### Bedroom Four

8'3 x 6'9

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

### Bathroom

6'8 x 8'2

Low flush WC, sink and vanity unit, bath with shower over, double glazed window to rear and part tiled walls.


### Garage

12'6 x 6'7

### Garden

Lawn area with mature borders.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



















