



HUNTERS®

HERE TO GET *you* THERE

20 Tolman Drive, Tamworth, Staffordshire, B77 2AJ

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Offers Over £250,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE with NO ONWARD CHAIN this charming, three bedroom, semi-detached, family home located in the popular Glascote area of Tamworth is a blank canvas with big potential – ideal for first-time buyers or families looking to grow.

Located within easy reach of excellent schools, local amenities, and transport links including the A5, M42 and Tamworth Train Station, this home offers both comfort and convenience - an excellent opportunity for families, first-time buyers or commuters alike.

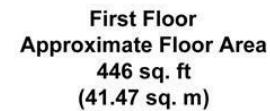
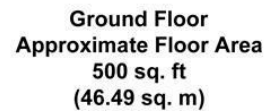
This family home offers spacious and versatile living across two floors. Comprises; a reception room, lounge, kitchen, downstairs guest WC, a versatile ground floor space which could easily serve as a fourth bedroom, home office or guest room or multi-gen space.

To the front of the property is a generous block-paved driveway providing off-road parking for multiple vehicles. Upon entering the ground floor, you are greeted by a welcoming hallway with a downstairs WC and convenient storage cupboard. The reception room provides access to the kitchen, lounge and multi-use room with ensuite. The kitchen is bright and well-fitted with views of the rear garden.

The first floor hosts three well-proportioned bedrooms, bathroom & WC.

To the rear, south facing enclosed garden includes a patio and lawn area, perfect for outdoor dining and recreation. Outside tap and wooden outbuilding offering extra storage or hobby space, with two water butts, great for gardeners.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		70	82
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Front

Block paved driveway

Cloakroom/ Guest WC

Ceramic tiled flooring, double glazed window to side, low flush WC, hand wash basin, radiator

Reception

11'3" x 7'
Carpeted flooring, double glazed window to front, power points, radiator

Shower Room

Ceramic tiled flooring, part tiled walls, low flush WC, walk in shower, wash hand basin, heated towel rail, extractor fan.

Lounge

15'9" x 10'
Cosy lounge with feature fireplace and views of the rear garden. Carpeted flooring, double glazed window to rear, power points, radiator

Multi-use Room

A versatile ground floor space which could easily serve as a fourth bedroom, home office, guest room, or multi-gen space. Carpeted flooring, double glazed window to front, power points, radiator

Kitchen

15'9" x 6'4"
Double glazed window to rear, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for plumbing for a washing machine, under stairs storage and door to rear garden.

Bedroom One

15'9" x 10'
Carpeted flooring, double glazed window to rear, radiator, power points

Bedroom Two

11' x 10'
Carpeted flooring, double glazed window front, radiator, power points

Bedroom Three

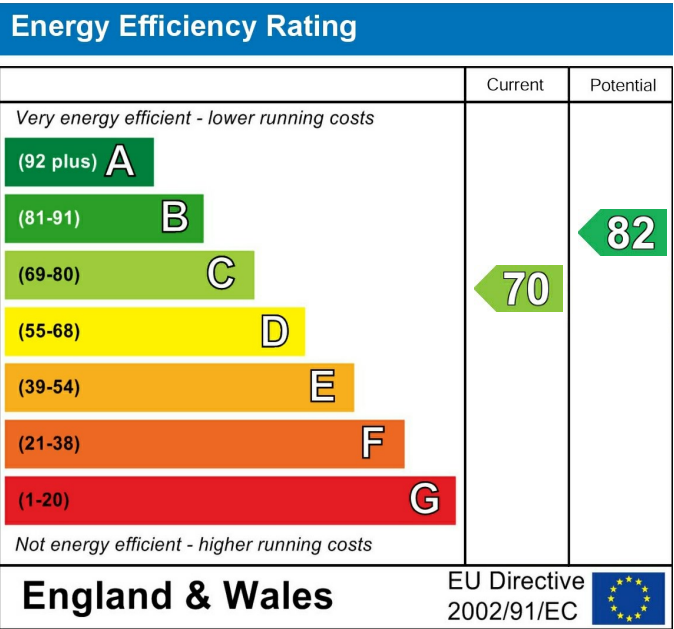
8'5" x 6'4"
Carpeted flooring, double glazed window to rear, radiator, power points

Bathroom

8' x 6'4"
Double glazed window to front, corner bath with shower overhead, sink and vanity, part tiled walls, radiator, extractor fan, built in cupboard.

Rear

South facing enclosed garden includes a patio and lawn area, perfect for outdoor dining and recreation. Outside tap and wooden outbuilding offering extra storage or hobby space, with two water butts, great for gardeners.



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.

