



HUNTERS[®]
HERE TO GET *you* THERE

18 Broomfield Avenue, Fazeley, Tamworth, B78 3QL

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Offers Over £325,000

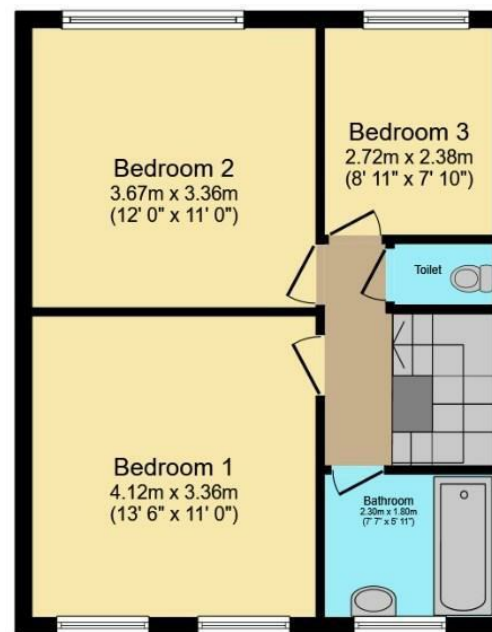
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this beautifully presented, modern, three bedroom, detached family home located in the popular area of Fazeley in Tamworth.

This property benefits from being in close proximity to local amenities, transport links and commuter routes. This property is a short distance from Ventura retail park which hosts a wide range of popular clothing shops and supermarkets. With the A5 and M42 in this area, this property is perfect for those looking to commute.

In brief, this property comprises; An entrance hall, lounge, downstairs WC, kitchen, sun room, three bedrooms, a family bathroom, WC and an enclosed garden. To the front of the property is a block paved driveway with parking for multiple vehicles.

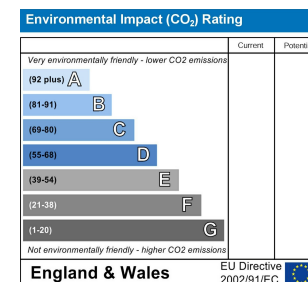
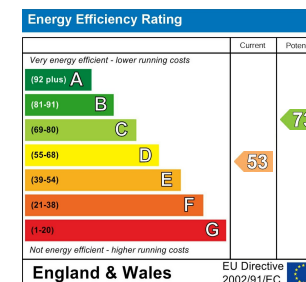


Ground Floor



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



Frontage

Block paved driveway, parking for multiple vehicles, built in alarm system and cctv.

WC

Low flush WC, hand wash basin, double glazed window to front and ceiling light.

Living Room

16'10" x 12'1"

Carpeted flooring, feature fireplace, patio doors, ceiling light, power points and radiator.

Kitchen

11'6" x 7'3"

Ceramic tiled flooring, wall and base units, stainless steel sink and drainer, tile splash back, double glazed window to rear, built in oven and hob, door to garden, power points, plumbing for washing machine, ceiling light and radiator.

Conservatory

12'2" x 11'

Ceramic tiled flooring, double doors to garden, radiator, ceiling light and power points.

Bedroom One

13'6" x 11'

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

Bedroom Two

12' x 11'

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

Bedroom Three

8'11" x 7'10"

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

Bathroom

7'7" x 5'11"

Ceramic tiled flooring, walk in shower, double glazed window to front, sink, heated towel rail, extractor fan and ceiling light.


WC

Ceramic tiled flooring, low flush WC, double glazed window to side.

Garden

Block paved patio and lawn, built in alarm system and cctv.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.





