



**HUNTERS**<sup>®</sup>  
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**17 Swallowhurst, Hockley, Tamworth,  
Staffordshire, B77 5GH**

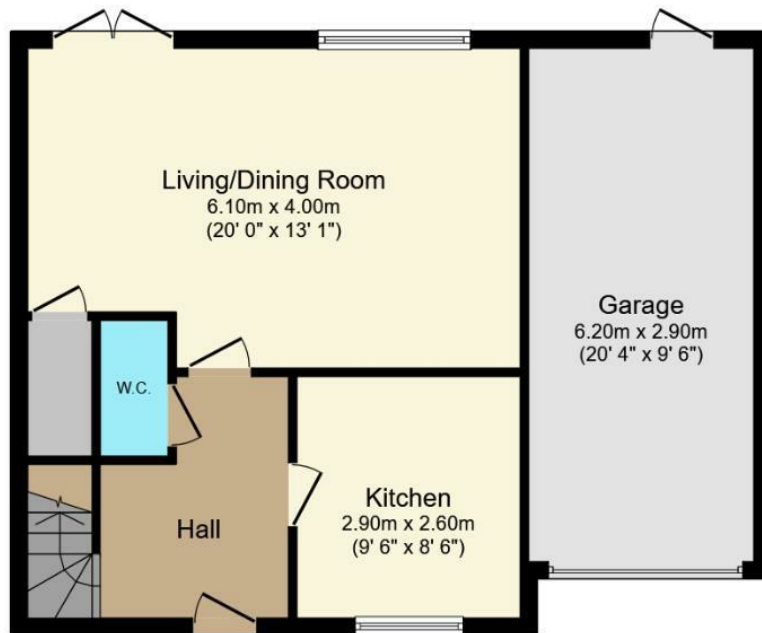


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**Asking Price £400,000**

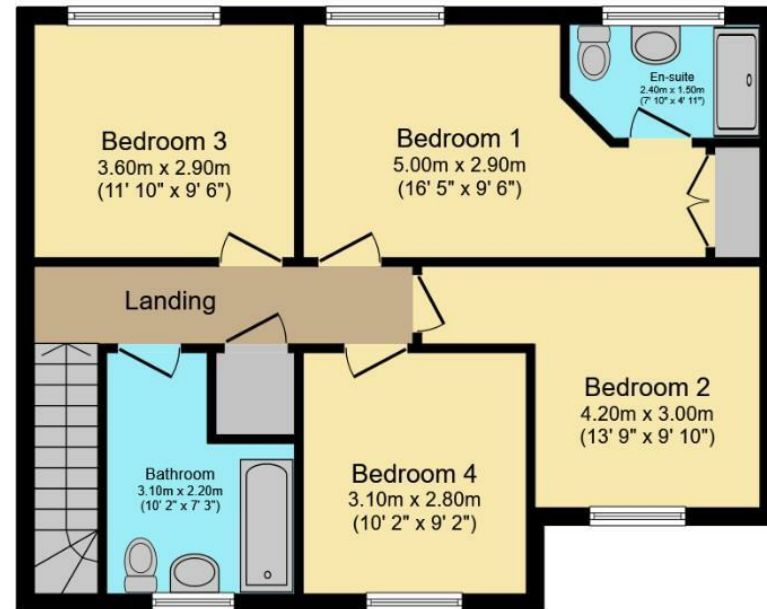
HUNTERS ESTATE AGENTS IN TAMWORTH are delighted to offer FOR SALE this outstanding four bedroom detached family home.

Perfectly placed for access to all commuter routes and close to excellent local schools, this stunning Modern HOME has been tastefully decorated throughout and in brief comprises ; entrance hallway, ground floor WC, kitchen, open plan living room and dining area, garage, four bedrooms with en-suite to the principal bedroom and a family bathroom. There is a driveway and discreet lawned area to the front and to the rear is a delightful enclosed garden with paved patio, decked area, lawn and mature borders.



### Ground Floor

Floor area 61.6 sq.m. (663 sq.ft.)

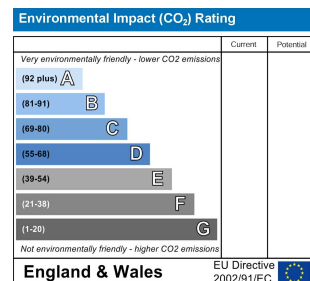
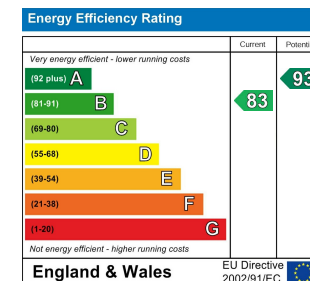


### First Floor

Floor area 60.5 sq.m. (652 sq.ft.)

Total floor area: 122.1 sq.m. (1,315 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



### Hallway

Wood effect laminate flooring, stairs to first floor, power points, entrance door

### Ground floor WC

Tile effect laminate flooring, low flush WC, wash hand basin

### Kitchen

9' 7" x 8' 8"

Wood effect laminate flooring, A range of wall and base units, wood effect work surfaces, tiled splash backs, power points, extractor, integrated fridge freezer, sink and drainer, double glazed window to front

### Open plan lounge / dining area

20' x 13'

Wood effect laminate flooring, patio doors to garden, double glazed window to rear, tastefully decorated paneled wall, radiators, power points

### Garage

20' 4" x 9' 5"

up and over doors, power, lighting

### Principal bedroom

16' 7" x 9' 8"

Carpeted, double glazed window to rear, radiator, power points

### En- suite

Tile effect flooring, walk in shower, power points, sink, low flush WC, heated towel rail

### Bedroom 2

13' 10" x 9' 9"

Carpeted, double glazed window to front, radiator, power points

### Bedroom 3

11' 9" x 9' 9"

carpeted, double glazed window to rear, power points, radiator

### Bedroom 4

10' x 9' 3"


Carpeted, double glazed window to front, power points, radiator

### Bathroom

10' x 7' 4"

Tile effect flooring, bath, sink, low flush WC, double glazed window to front, tiled splash backs

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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		
<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.



















