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**34 Avill, Hockley, Tamworth, B77 5QE**



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**Asking Price £485,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this beautifully presented, spacious, five bedroom, detached, family home located on the sought after Tamar Road in Hockley.

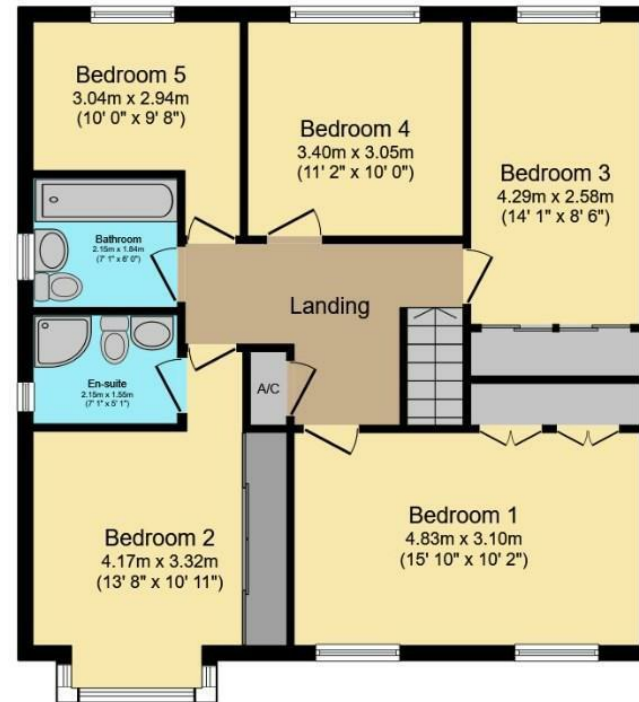
This property benefits from being in close proximity to excellent schools, local amenities and local transport links into Tamworth town centre. Perfect for commuters with access to the A5 and M42!

In brief, this property comprises; An entrance, downstairs WC, lounge, dining room, conservatory, kitchen, utility, five bedrooms, an en-suite, a family bathroom, garage and an enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



**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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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EU Directive 2002/91/EC		

### Entrance hall

Door to front, wood effect flooring, ceiling light, radiator, power points, stairs to first floor, under stairs storage cupboard

### Downstairs WC

Double glazed window to front, low flush WC, sink and vanity unit, radiator, ceiling light, wood effect flooring

### Lounge

17' 7" x 13' 5"

Carpeted flooring, double glazed bay window to front, 2x ceiling lights, feature fireplace, radiator, power points

### Dining room

11' 1" x 9' 8"

Sliding double glazed patio doors to conservatory, carpeted flooring, ceiling light, radiator, power points

### Conservatory

11' 4" x 9' 7"

Wood effect flooring, double glazed double doors to rear, power points

### Kitchen

18' 4" x 11' 9"

Double glazed window to rear, double glazed double doors to rear, ceramic tiled flooring, spot lights, wall and base units, island, wood effect work surfaces, stainless steel sink and drainer, built in oven and hob, extractor fan, power points, radiator

### Utility

11' 9" x 7' 11"

Double glazed window to side, door to side, wood effect flooring, door to garage, stainless steel sink and drainer, plumbing for washing machine and dryer, wall and base units, wood effect work surfaces, ceiling light, power points, radiator

### Bedroom 1

15' 10" x 10' 2"

2x Double glazed windows to front, carpeted flooring, built in wardrobes, ceiling light, radiator, power points

### Bedroom 2

13' 8" x 10' 11"

Double glazed bay window to front, carpeted flooring, built in wardrobes, ceiling light, radiator, power points

### En suite

7' 1" x 5' 1"

Wood effect flooring, part tiled walls, double glazed window to side, low flush WC, sink and vanity unit, heated towel rail, walk in shower, extractor fan

### Bedroom 3

14' 1" x 8' 6"

Double glazed window to rear, carpeted flooring, built in wardrobes, ceiling light, radiator, power points

### Bedroom 4

11' 2" x 10' 0"

Double glazed window to rear, carpeted flooring, ceiling light, radiator, power points

### Bathroom

7' 1" x 6' 6"

Ceramic tiled flooring, part tiled walls, double glazed window to side, hand wash basin, bath with shower overhead, low flush WC

### Bedroom 5

10' 0" x 9' 8"

Double glazed window to rear, carpeted flooring, ceiling light, radiator, power points

### Garage


7' 11" x 5' 6"

Up and over door, ceiling light, power points

### Garden

Paved patio, lawn, mature borders, gate to side

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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.















