



HUNTERS®

HERE TO GET *you* THERE

23 Beech Close, Tamworth, B79 8QH

23 Beech Close, Tamworth, B79 8QH

Asking Price £180,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE with NO ONWARD CHAIN this spacious, four bedroom, mid terrace property located in Gillway, on the sought after North side of Tamworth.

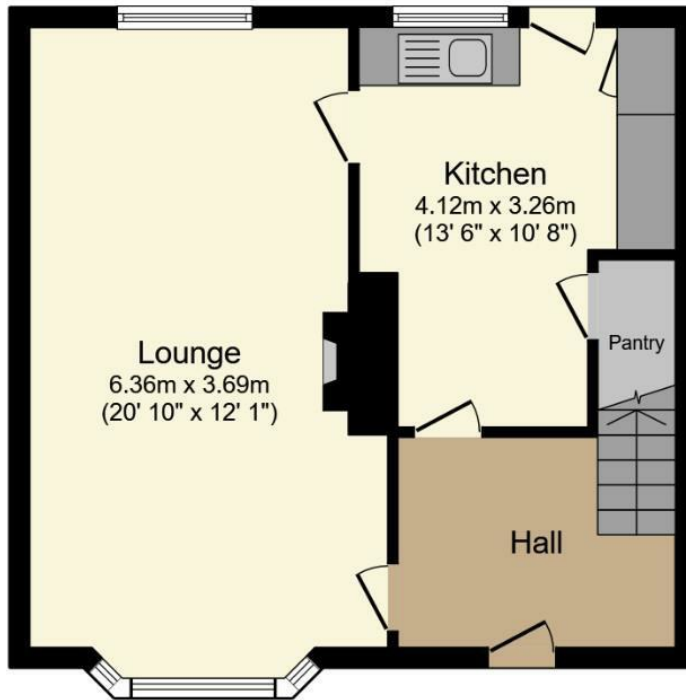
This property benefits from being in close proximity to local amenities and local transport links which provides access to Tamworth Town centre. This property falls in the catchment area of excellent schools, sixth forms and Tamworth college, making this the perfect property for families.

In brief, this property comprises; An entrance hall, lounge, kitchen, four bedrooms, a family bathroom and an closed garden.

This property is offered for sale using the Committed Buyer process.

When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market.

As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group - see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information.



Ground Floor
Floor area 43.1 sq.m. (464 sq.ft.)



First Floor
Floor area 50.7 sq.m. (546 sq.ft.)

Total floor area: 93.9 sq.m. (1,010 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



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Front

Lawn, paved area

Hallway

Carpeted flooring, Entrance door, stairs to first floor, radiator

Lounge

20'10" x 12'1"

Wood effect laminate flooring, single glazed window to rear and front, feature fireplace, ceiling light, radiator, power points

Kitchen

13'6" x 10'8"

Ceramic tiled flooring, door to garden, wall and base units, stainless steel sink and drainer, plumbing for washing machine.

Built in understairs cupboard used as a pantry.

Bedroom One

16'4" x 8'10"

Carpeted flooring, single glazed window to rear, built in cupboard, radiator, power points

Bedroom Two

11'7" x 10'

Wood effect vinyl flooring, single glazed window to rear, built in cupboard, radiator, power points

Bedroom Three

10' x 7'6"

Wood effect vinyl flooring, single glazed window to rear, radiator, power points

Bedroom Four

9'8" x 7'7"

Wood effect laminate flooring, single glazed window to front, radiator, power points

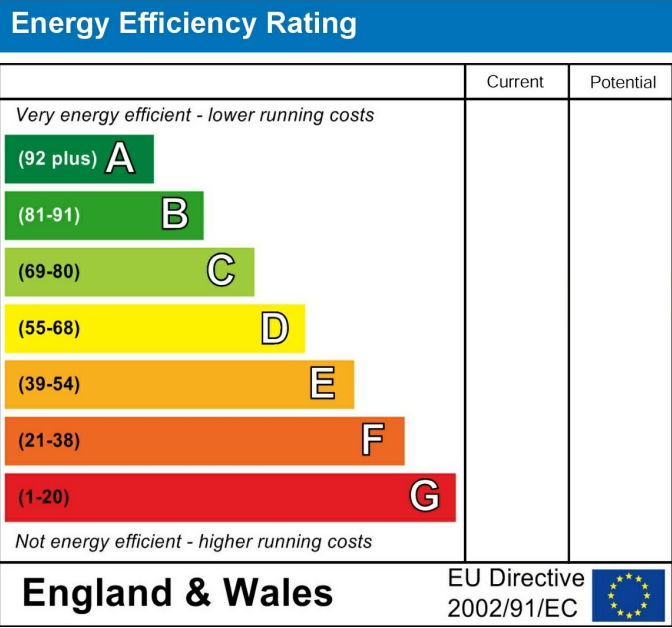
Bathroom

6'4" x 5'6"

Tile effect vinyl flooring, single glazed window to rear, walk in shower, sink and vanity unit, low flush WC

Garden

Paved patio, lawns, outbuildings including WC, shed



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.





