



HUNTERS®

HERE TO GET *you* THERE

43 Shelley Road, Tamworth, B79 8EL

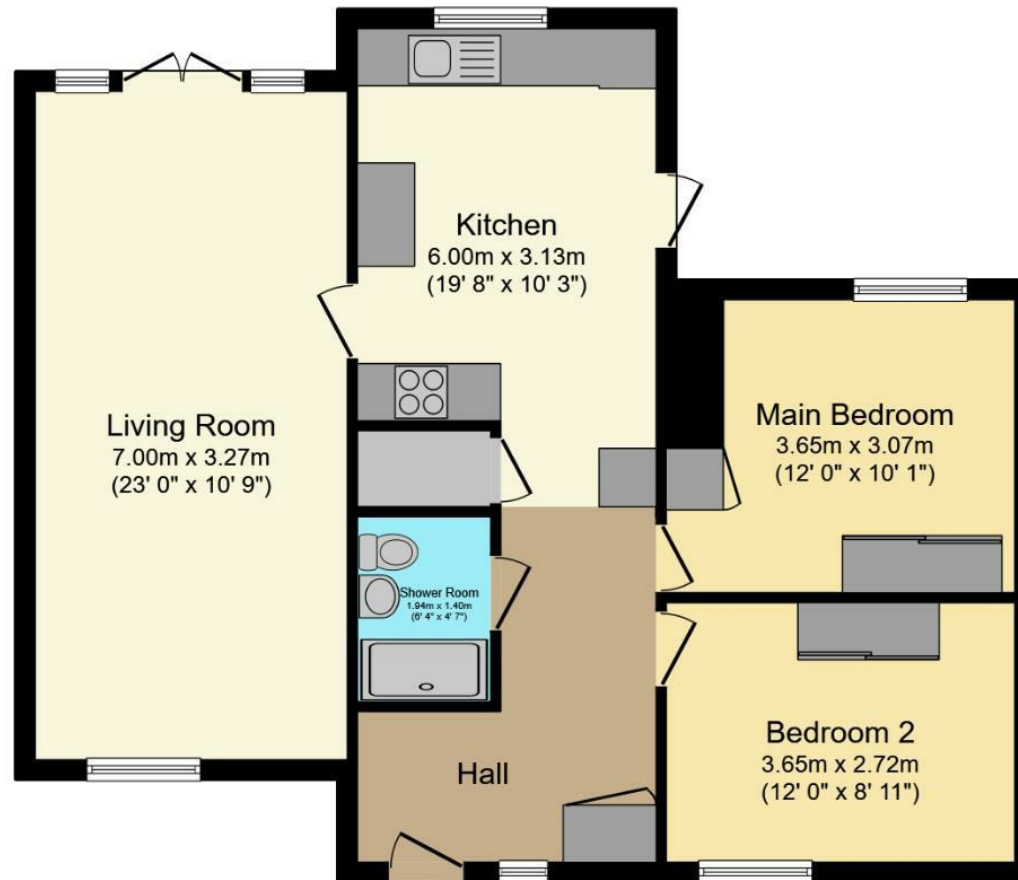
43 Shelley Road, Tamworth, B79 8EL

Asking Price £235,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this beautifully presented, modern interior, spacious, two bedroom, semi detached bungalow located in the sought after Coton Green on the North side of Tamworth.

This property benefits from being in close proximity to local amenities and transport links which access Tamworth Town centre, Tamworth Train Station and Ventura retail park. This property is in the catchment area for excellent schools, sixth forms and South Staffordshire College.

In brief, this property comprises; A hall, shower room. kitchen, living room and two bedrooms. To the front of the property is a driveway with parking for multiple vehicles. To the rear of the property is an enclosed, low maintenance garden.



Floor Plan

Floor area 73.0 sq.m. (786 sq.ft.)

Total floor area: 73.0 sq.m. (786 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		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		

Hall

Ceramic tiled flooring, built in cupboard, radiator, power points

Bathroom

6'4" x 4'7"
Ceramic tiled flooring, part tiled walls, low flush WC, walk in shower, sink and vanity unit, heated towel rail

Kitchen

19'8" x 10'3"
Ceramic tiled flooring, double glazed window to rear, tile splash back, doors to garden, wall and base units, built in oven and hob, sink and drainer, plumbing for washing machine.

Living Room

23' x 10'9"
Wood effect laminate flooring, double glazed window to front, double glazed patio doors to rear, feature fireplace, radiator, power points

Main Bedroom

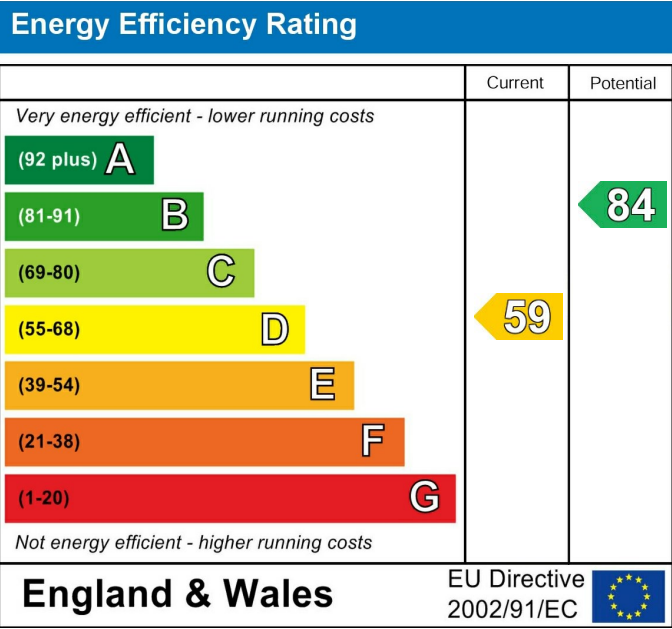
12' x 10'1"
Carpeted flooring, double glazed windows, built in cupboard, radiator, power points

Bedroom Two

12' x 8'11"
wood effect vinyl flooring, double glazed window to front, radiator, power points

Garden

Block paved patio, mature borders, low maintenance



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.









