



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**7 Wentworth Close, Tamworth, Staffordshire, B78 3FW**

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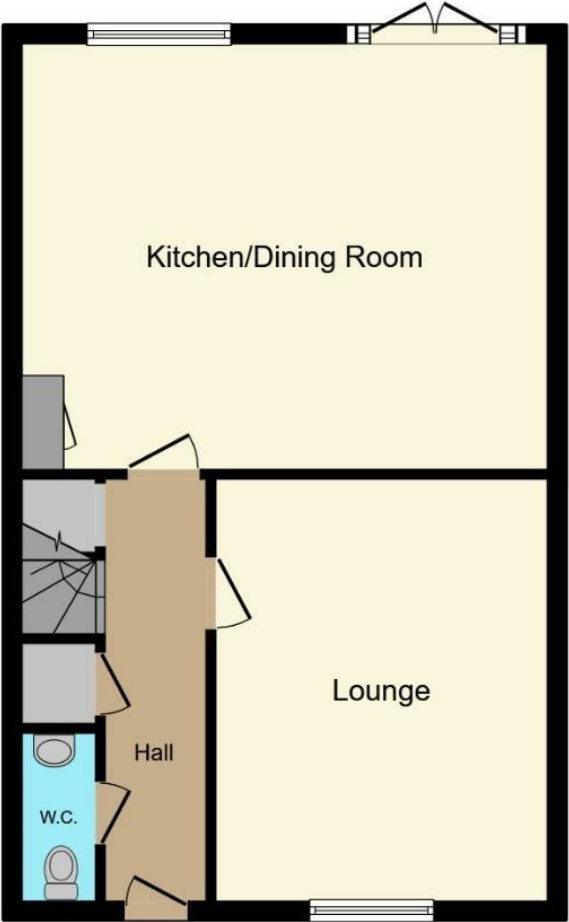
**Offers Over £325,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE with NO ONWARD CHAIN this immaculate, stylish, four bedroom, detached, family home located in the Dunstall Park new estate.

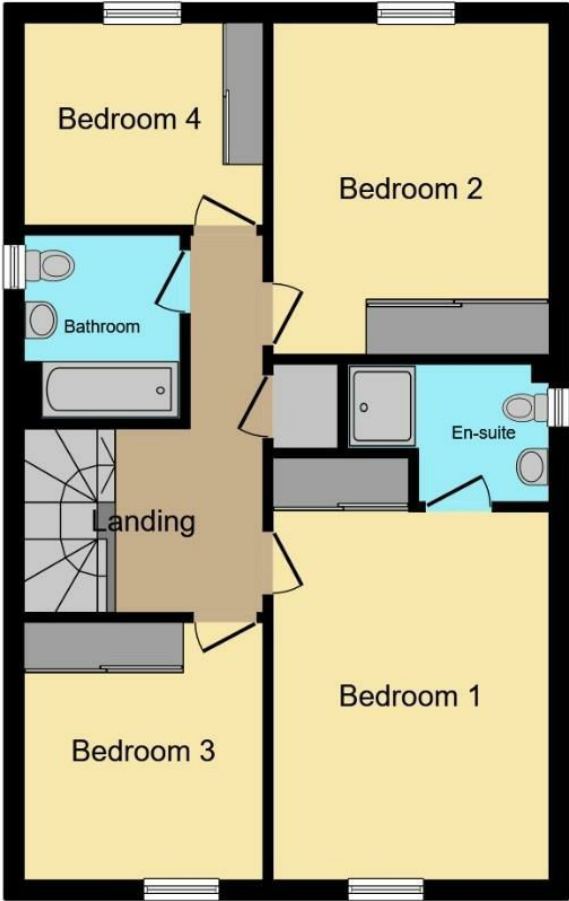
This property benefits being in close proximity to Ventura retail park, local transport links, commuter routes and being in the catchment area for excellent schools.

This property comprises; An entrance hall, lounge, kitchen and dining area, downstairs WC, four bedrooms, an en-suite, family bathroom and an enclosed garden.



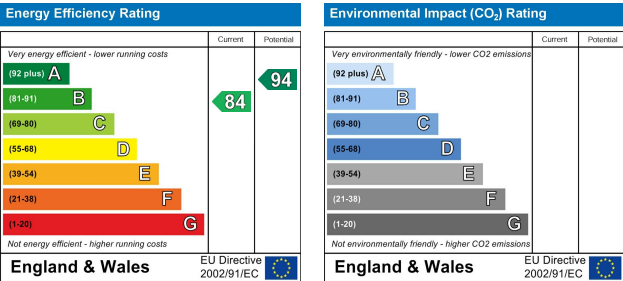


Ground Floor



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)



**Front**

Driveway, parking for two cars

**Entrance hall**

ceramic tiled flooring, radiator, built in cupboard, stairs to first floor

**Downstairs WC**

7' 1" x 2' 9"  
Ceramic tiled flooring, low flush WC, double glazed window to side, sink, radiator

**Lounge**

16' 6" x 10' 9"  
Carpeted flooring, radiator, double glazed window to front, power point, radiator

**Kitchen**

18' 1" x 13' 7"  
Ceramic tiled flooring, wall and base units, built in oven and hob, double glazed window to rear, double doors to garden, stainless steel sink and drainer, integrated fridge freezer, integrated dishwasher, radiator, power point, built in cupboard

**Bedroom 1**

13' 10" x 9' 0"  
Carpeted flooring, double glazed window to front, power point, radiator

**En-suite**

6' 8" x 6' 0"  
Ceramic tiled flooring, walk in shower, sink, low flush WC, part tiled walls, heated towel rail, extractor fan

**Bedroom 2**

9' 10" x 9' 3"  
Carpeted flooring, double glazed window to rear, radiator, power point

**Bedroom 3**

8' 10" x 8' 4"  
Carpeted flooring, double glazed window to front, power point, radiator

**Bedroom 4**

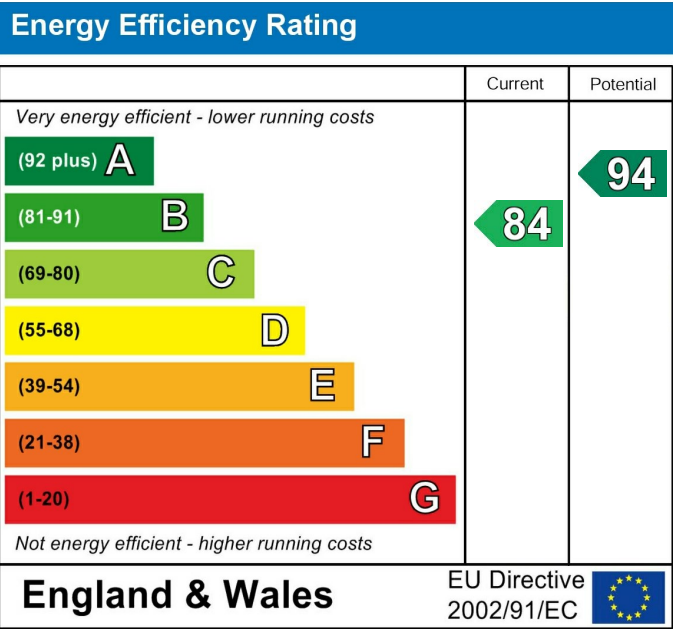
8' 7" x 6' 9"  
Carpeted flooring, double glazed window to rear, power point, radiator

**Bathroom**

6' 9" x 5' 7"  
Low flush WC, bath with shower overhead, sink, heated towel rail, part tiled walls, double glazed window to side, extractor fan

**Garden**

Power points, lawn



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.

