

# HUNTERS®

HERE TO GET *you* THERE



## Hodgetts View

Tamworth, B79 8UL

£385,000

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Council Tax: D





# 12 Hodgetts View

Tamworth, B79 8UL

£385,000



## Front

Tarmac driveway with parking for multiple vehicles, lawn

## Hall

Wood effect laminate flooring, stairs to first floor, ceiling light, radiator, power points

## Kitchen

11' x 7'10" (3.35m x 2.39m)

Wood effect laminate flooring, wall and base units, built in oven and hob, stainless steel sink and drainer, extractor hood, radiator, spot lights, power points

## Family Room

7'10" x 6'9" (2.39m x 2.06m)

Wood effect laminate flooring, double glazed double patio doors to rear, radiator, spot lights, power points

## Lounge

15'3" x 11'3" (4.65m x 3.43m)

Wood effect laminate flooring, double glazed double patio doors to rear, radiator, ceiling light, power points

## Downstairs WC

Low flush WC, hand wash basin, part tiled walls, ceiling light

## Bedroom One

14'4" x 13'2" (4.37m x 4.01m)

Carpeted flooring, double glazed windows to front x2, built in wardrobe, ceiling light, radiator, power points

## En Suite

Wood effect laminate flooring, double glazed window to side, part tiled walls, low flush WC, hand wash basin, walk in shower, extractor fan, spot lights, radiator

## Bedroom Two

14'4" x 8'9" (4.37m x 2.67m)

Carpeted flooring, double glazed windows to front, built in wardrobe, ceiling light, radiator, power points

## Bedroom Three

11'9" x 8'9" (3.58m x 2.67m)

Carpeted flooring, double glazed windows to rear, built in wardrobe, ceiling light, radiator, power points

## Bedroom Four

10'11" x 7'10" (3.33m x 2.39m)

Carpeted flooring, double glazed windows to rear, ceiling light, radiator, power points

## Bathroom

Wood effect laminate flooring, double glazed window to rear, low flush WC, hand wash basin, bath with shower overhead, part tiled walls, extractor fan, heated towel rail, spot lights.

## Garage

18'3" x 8'11" (5.56m x 2.72m)

Up and over door, ceiling light, power points

## Garden

Enclosed garden with gate access, paved patio, lawn, Gondola with patio area

Tel: 01827 66277



Road Map



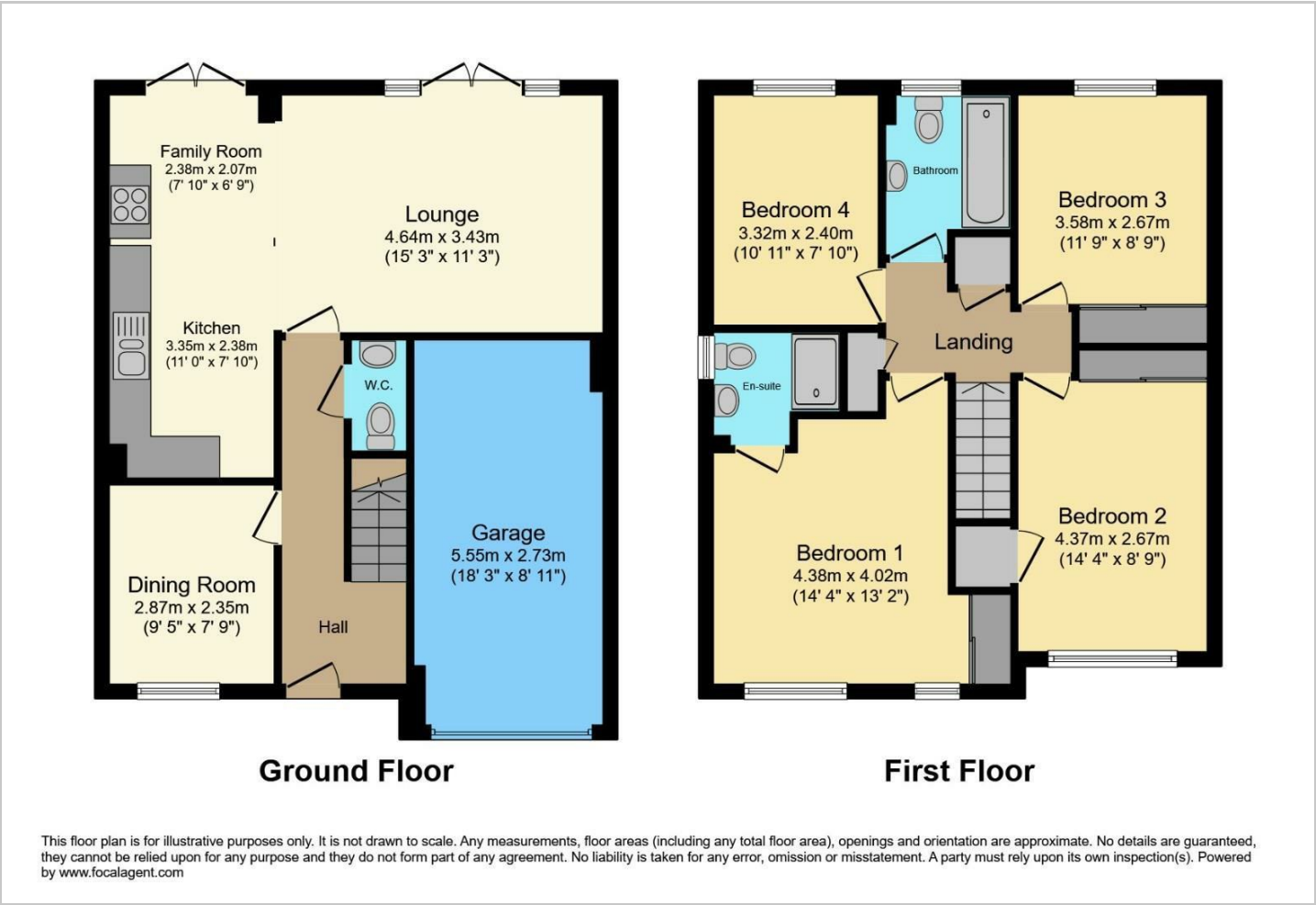
Hybrid Map



Terrain Map



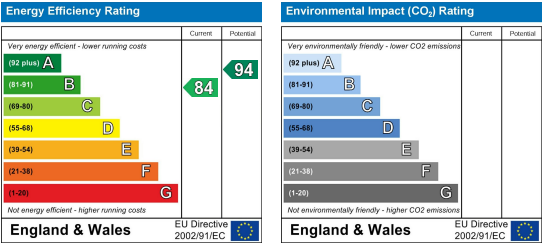
Floor Plan



Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.