



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

4 3 2

# Tamworth Road, Amington, Tamworth

Asking Price £675,000



HUNTERS OF TAMWORTH are excited to be offering FOR SALE this unique four bedroom, detached cottage situated in the highly sought after location of Amington Village! Close to local shops, schools and canal walks!

This wonderful period property benefits from extensive rear gardens with 6 raised beds, greenhouse, potting shed and a variety of fruit trees and bushes such as apples, pears, cherry's and many more!

This stunning property was originally built circa 1745 and has been greatly extended throughout its life and would benefit from further development subject to relevant planning consent.

Benefitting from substantial outbuildings

In brief the property comprises: Lounge, Kitchen family room, utility room, downstairs w/c, office, garden room, principal room with en-suite, three bedrooms,

7 Bore Street, Lichfield, Staffordshire, WS13 6LJ | 01543 419000  
lichfield@hunters.com | www.hunters.com



A wholly owned part of Hunters Property Group Limited | Registered Address 2 St. Stephens Court, St. Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59

Your privacy is important to us, which is why we will never sell the personal data you provide to us to any third parties.



## KEY FEATURES

- PERIOD PROPERTY BUILT IN 1745
  - FOUR BEDROOMS
  - THREE BATHROOMS
  - EXTENSIVE WORKSHOPS
- SCOPE FOR FURTHER DEVELOPMENT
  - SEMI-RURAL LOCATION







Ground Floor



Outbuilding Ground Floor

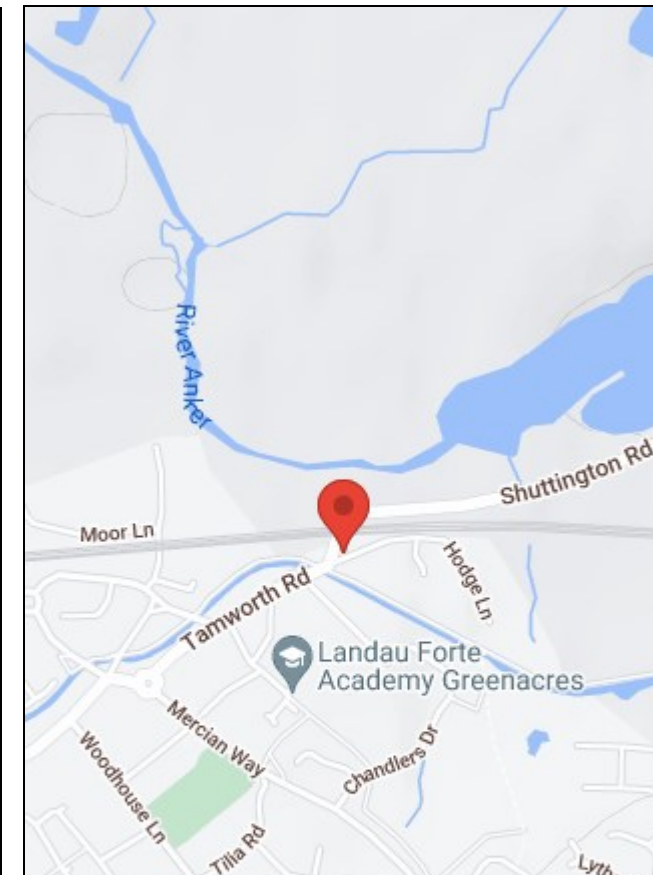


First Floor



Outbuilding 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	
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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

7 Bore Street, Lichfield, Staffordshire, WS13 6LJ | 01543 419000  
 lichfield@hunters.com | www.hunters.com



A wholly owned part of Hunters Property Group Limited | Registered Address 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59

Your privacy is important to us, which is why we will never sell the personal data you provide to us to any third parties.