



**HUNTERS®**

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7 Woodcroft Avenue, Tamworth, B79 8BL

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Asking Price £390,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this well presented, spacious, three bedroom detached bungalow! Located in the highly sought after North side of Tamworth, which benefits from being within close proximity to Tamworth town centre, local schools, amenities and transport links. Perfect for homeowners looking for their next property.

In brief, this property comprises; Entrance hall, an open plan lounge dining area, kitchen, office, WC, two double bedrooms, a bathroom and an enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!





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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**Front**

Lawn, block pavement driveway, parking for multiple vehicles

**Hall**

oak flooring, external door, radiator, power point

**WC**

ceramic tiled floor, low flush WC, double glazed windows to front, wash hand basin, down light, radiator.

**Lounge/dining room**

28' 3" x 24' 3"  
oak flooring, bifold doors, feature fireplace, radiators, double glazed windows to front

**Kitchen**

10' 11" x 9' 8"  
ceramic tiled flooring, wall and base units, double glazed window to front, radiator, power point, sink and drainer, built in double oven and hob , integrated dishwasher, integrated fridge

**Utility**

8' 6" x 6' 2"  
ceramic tiled flooring, plumbing for washing machine, sink, radiator, integrated freezer, power point, door to garden.

**Bedroom 1**

15' 4 x 9' 6"  
oak flooring, radiator, double glazed windows to rear, fitted wardrobe, power point.

**Bathroom**

9' 2" x 8' 5"  
ceramic tiled flooring, bath, wash hand basin, low flush WC, radiator, walk in shower, heated towel rail, double glazed window to side

**Bedroom 2**

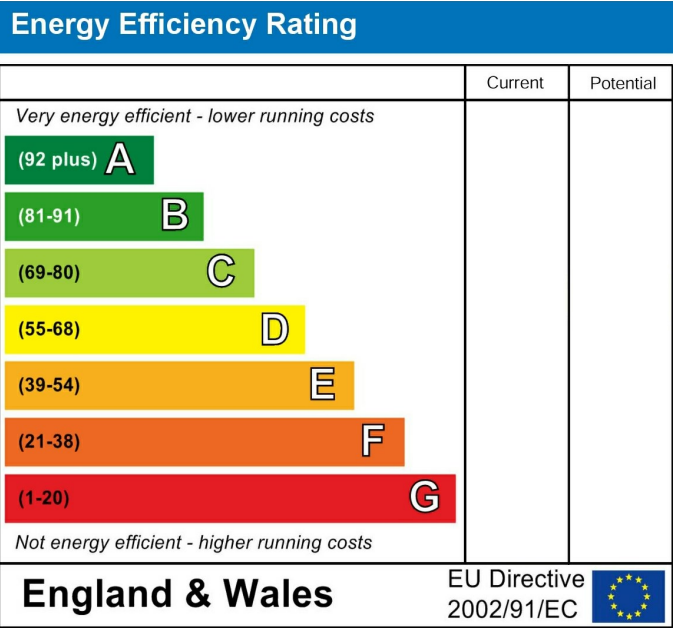
9' 10" x 9' 10"  
oak flooring, radiator, double glazed windows to rear, fitted wardrobe, power point.

**Study**

10' 6" x 8' 6"  
oak flooring, double glazed windows to front, radiator, power point.

**Garden**

paved patio, lawn, outbuildings, mature borders.



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.



