

# HUNTERS®

HERE TO GET *you* THERE



## Greenacre Close

Tamworth, B77 4NZ

Asking Price £530,000



Council Tax: F



# 8 Greenacre Close

Tamworth, B77 4NZ

Asking Price £530,000



## Frontage

Driveway with parking for multiple vehicles, lawn & mature shrubs.

## Lounge

19'10 x 11'9 (6.05m x 3.58m )

Carpeted flooring, double glazed window to front, patio doors to rear, feature fireplace, radiator, power points and ceiling light.

## Dining Room

12'9 x 10'6 (3.89m x 3.20m )

Carpeted flooring, double glazed window to rear, radiator, power points and ceiling light.

## Kitchen

14'3 x 9'6 (4.34m x 2.90m )

Tiled effect vinyl flooring, wall and base units, double glazed window to rear, led splash back, door to garden, radiator, power points and ceiling light.

## Utility

6'7 x 6'6 (2.01m x 1.98m )

Stainless steel sink and drainer, power points, plumbing for washing machine and double glazed window to front.

## WC

Tiled effect vinyl flooring, low flush WC, double glazed window to front and hand wash basin.

## Bedroom One

13'7 x 9'6 (4.14m x 2.90m )

Carpeted flooring, double glazed window to rear, power points, radiator and ceiling light.

## Bedroom Two

12'2 x 10'9 (3.71m x 3.28m )

Carpeted flooring, double glazed window to rear, power points, radiator and ceiling light.

## Bedroom Three

10'9 x 8'9 (3.28m x 2.67m )

Carpeted flooring, double glazed window to rear, power points, radiator, built in cupboards and ceiling light.

## Bedroom Four

9'1 x 8'7 (2.77m x 2.62m )

Carpeted flooring, double glazed window to front, power points, radiator, built in cupboard and ceiling light.

## Bathroom

8'6 x 6'7 (2.59m x 2.01m )

Tiled effect vinyl flooring, double glazed window to front, sink, low flush WC, bath, part tiled walls, walk in shower and radiator.

## Garden

Block paved patio, lawn and mature shrubs/trees.

## Double Garage

17'2 x 17'2 (5.23m x 5.23m )

Up and over door, power points and lighting.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Ground Floor

Floor area 89.3 sq.m. (962 sq.ft.)



First Floor

Floor area 58.0 sq.m. (625 sq.ft.)

Total floor area: 147.4 sq.m. (1,586 sq.ft.)

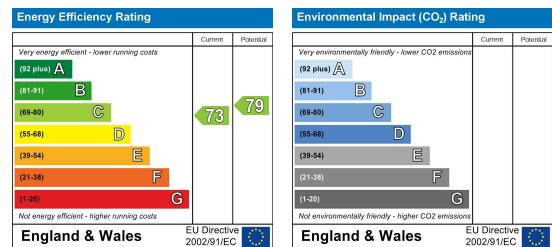
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](http://www.Propertybox.co)

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## 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.