



**HUNTERS®**

HERE TO GET *you* THERE

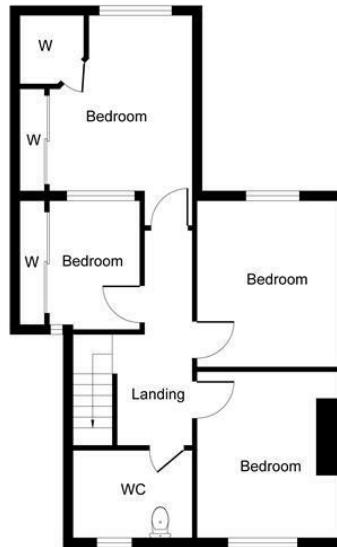
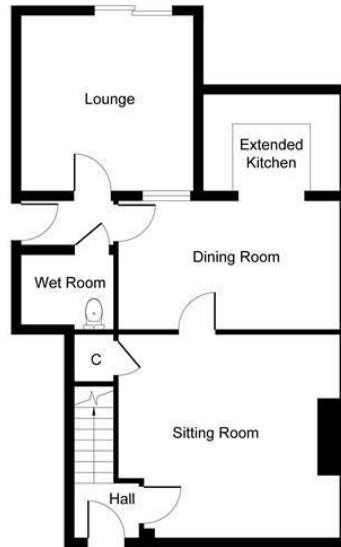
4 Steere Avenue, Tamworth, B79 8AT

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**Asking Price £255,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this extended, semi detached, four bedroom, family home located in the sought after North side of Tamworth. This property benefits from being in close proximity to local transport links, including Tamworth train station, local amenities and is in the catchment area for excellent schools. Perfect for commuters and families!

In brief, this property comprises; An entrance hall, living room, kitchen/ breakfast room, family room, WC/ shower room, four bedrooms, a family bathroom and an enclosed garden. To the front of the property has a driveway with parking for multiple vehicles.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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England & Wales		

**Front**

Driveway with parking for multiple vehicles

**Lounge**

15' x 14'

Carpeted flooring, double glazed window to front, built in cupboard, power points, radiator

**Kitchen/ Breakfast room**

16'2" x 15'

Ceramic tiled flooring, radiator, wall and base units, built in oven and hob, double glazed window to rear, stainless steel sink and drainer, power points, radiator, down lights

**Family Room**

13' x 11'10"

Stone tiled flooring, double doors to garden, power points, ceiling light

**WC/ Shower Room**

Ceramic tiled flooring, low flush WC, wash hand basin, walk in shower, radiator, part tiled walls, extractor fan

**Bedroom 1**

12'2" x 10'10"

Carpeted flooring, double glazed window to front, walk in wardrobe, power points, radiator

**Bedroom 2**

13' x 12'1"

Carpeted flooring, double glazed window to rear, walk in wardrobe, radiator, power points

**Bedroom 3**

12'6" x 9'7"

Double glazed window to rear, walk in wardrobe, power points, radiator

**Bathroom**

6'1 x 5'6"

Sink, low flush WC, bath with shower overhead, double glazed window to front, part tiled walls. radiator

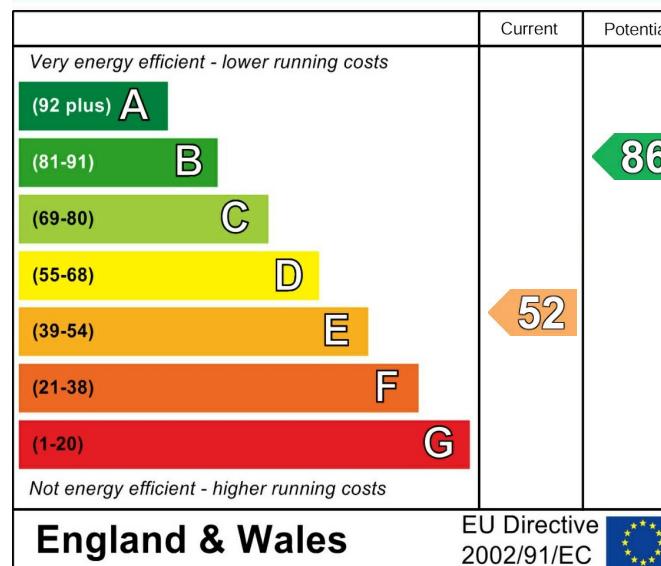
**Bedroom 4**

9'8" x 9'

Carpeted flooring, double glazed window to front, power points, radiator, mesanine floor for storage

**Garden**

Decking, lawn, mature borders

**Energy Efficiency Rating**

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.



