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22 Croft Close, Two Gates, Tamworth, B77 1BF

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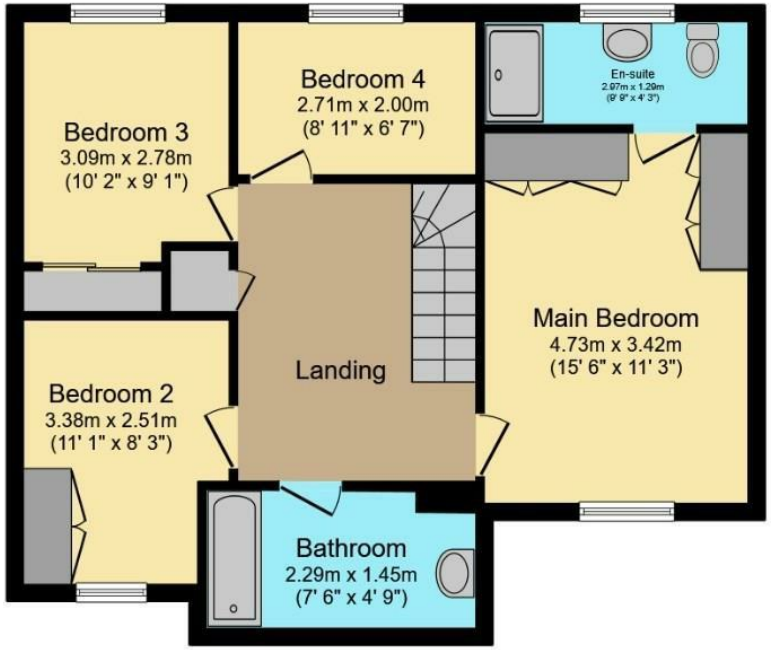
£415,000

HUNTERS OF TAMWORTH are pleased to be offering FOR SALE this delightful and beautifully presented, four bedroom, detached home, situated within a quiet estate in Two Gates, Tamworth.
This stylish property is within easy reach of the Tamworth town centre, station and local transport links. Falling in the catchment area of excellent schools and further education, this exceptional property is perfect for growing families on the search for their new home!

This exceptional property in brief comprises; An entrance hall, hallway, lounge, kitchen, utility, reception room/snug, ground floor WC, four bedrooms, en-suite to the main bedroom and a family bathroom. To the front of the property is a driveway with parking for multiple vehicles and a single garage converted to a room. To the rear is a large enclosed garden with paved patio and lawn.

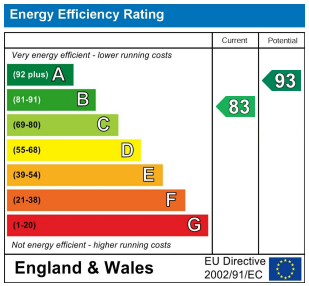
We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!

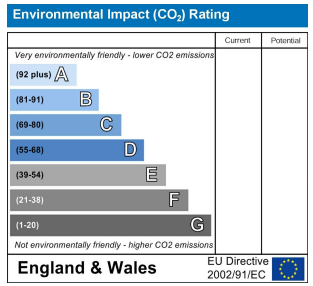
Ground Floor



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





Frontage
Single garage, driveway, lawn area

Entrance Hallway
Carpeted flooring, radiator, ceiling light

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

Reception Room
9' 6" x 8' 11"
Carpeted flooring, double glazed window to front, ceiling light, radiator, power points

Kitchen
18' 7" x 12' 5"
Wood effect lino flooring, double glazed window to rear, double glazed French door to garden, wall ad base units, stainless steel sink and drainer, integrated fridge, integrated dishwasher, integrated oven and gas hob, understairs cupboard, extractor fan, spot lights, power points

Utility
8' 11" x 5' 2"
Wood effect lino flooring, tiled splash back, door to side, integrated oven and gas hob and extractor fan, plumbing for washing machine, stainless steel sink, ceiling light, radiator, power points

Lounge
19' 9" x 10' 10"
Carpeted flooring, double glazed window to front, double glazed French door to garden, ceiling light, radiator, power points

Downstairs WC
Woof effect lino flooring, double glazed window to front, low flush WC, sink, ceiling light, radiator

Main Bedroom
15' 6" x 11' 3"
Carpeted flooring, double glazed window to front, built in wardrobe, ceiling light, radiator, power points

En-Suite
9' 9" x 4' 3"
Tile effect lino flooring, double glazed window to rear, part tiled walls, low flush WC, sink, walk in shower, extractor fan, spot lights, radiator

Bedroom Two
11'1" x 8' 3"
Carpeted flooring, double glazed window to front, built in wardrobes, ceiling light, radiator, power points

Bedroom Three
10' 2" x 9' 1"
Carpeted flooring, double glazed window to rear, built in wardrobes, ceiling light, radiator, power points

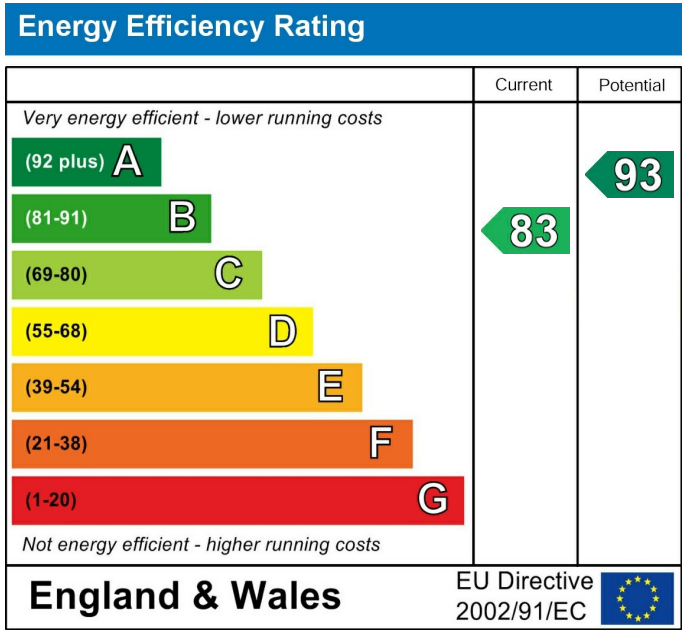
Bedroom Four
8' 11" x 6' 7"
Carpeted flooring, double glazed window to rear, ceiling light, radiator, power points

Bathroom
7' 6" x 4' 9"
Tile effect lino flooring, double glazed window to front, part tiled walls, low flush WC, sink, bath with shower overhead, spot lights, radiator extractor fan

Garden
Private enclosed garden with a paved patio, lawn area, decorative stone, LED lights, power points and storage

Garage
Conversion to room, wood effect lino flooring, built in storage cupboard, power points, spot lights

Loft
Partly boarded loft, NHBC



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.

Bon Appétit

Paris

CHANEL