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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		86
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

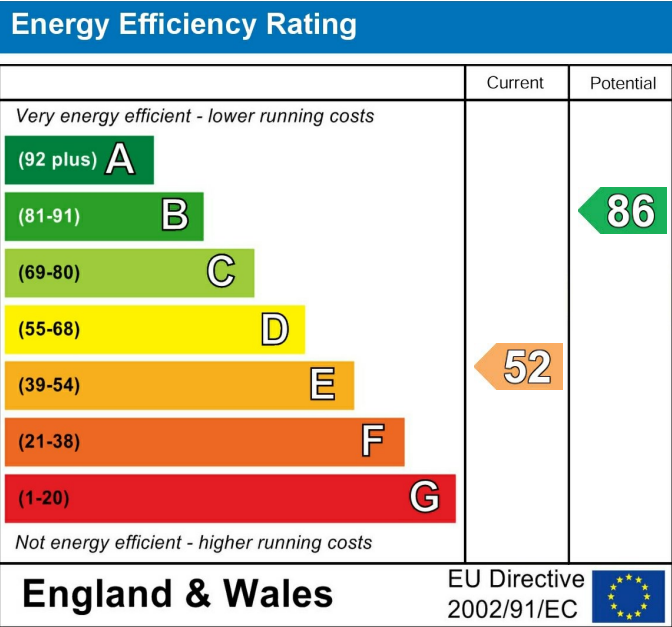
6'1 x 5'6"
Sink, low flush WC, bath with shower overhead, double glazed window to front, part tiled walls. radiator

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



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.







