

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Croft Close

Two Gates, Tamworth, B77 1BF

Offers In Excess Of £425,000

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Council Tax: E



# 32 Croft Close

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## Frontage

### Entrance Hallway

Accessed through composite feature door into the stylish hallway with refitted porcelain flooring, feature wall covering, oak doors to WC, garage, lounge and kitchen, radiator and stairs with new oak banister to first floor.

### Living Room

16'5 x 14'10 (5.00m x 4.52m)

A fantastic size and has been refitted with engineered wood flooring, multi fuel Burner with slate hearth and mosaic slate backer, oak beam, two windows to rear and French doors to rear with perfect fit blinds, radiator.

### Kitchen

28'1 x 8'11 (8.56m x 2.72m)

Off the hall accessed through oak door with snug Area to front with radiator, window and blind, new porcelain parquet effect flooring throughout the snug, kitchen and orangery, refitted kitchen with slate effect worktop and breakfast bar, black sink and drainer, NEFF appliances gas hob, double oven, integrated fridge and freezer, pull out larder cupboard with drawers, two further full length larder cupboards, window to side, radiator and spotlighting, opening to the orangery with porcelain parquet effect flooring flowing from the kitchen, roof lantern, spotlights, feature radiator and French doors to garden.

### WC

### Bedroom One

12'10 x 10'11 (3.91m x 3.33m)

Situated to front of home with window to front, blinds, fitted double wardrobes including useful draw packs, door to en-suite.

### En-Suite

7'9 x 7'9 (2.36m x 2.36m)

A wonderful size with feature arch window with shutters, wood effect flooring, heated towel rail, WC, sink, shower cubicle with mixer shower and spotlights.

### Bedroom Two

12'8 x 8'8 (3.86m x 2.64m)

Situated to front of home with window to front, blinds, radiator and fitted mirror sliding wardrobes.

### Bedroom Three

11'8 x 9'2 (3.56m x 2.79m)

Another double room with window to rear, blinds and double wardrobes.

### Bedroom Four

10'9 x 8'11 (3.28m x 2.72m)

Again another currently being used as dressing room and having feature wall covering, window to rear, blinds and radiator

### Bathroom

7'9 x 6'7 (2.36m x 2.01m)

Has been recently tiled around bath with mixer shower and shower screen, wood effect flooring, WC, sink, heated towel rail, spotlights.

## Garage

15'8 x 9'6 (4.78m x 2.90m)

Has up and over door, lighting, power sockets and benefits from storage units to rear of garage, oak door with access to hall.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

## Garden

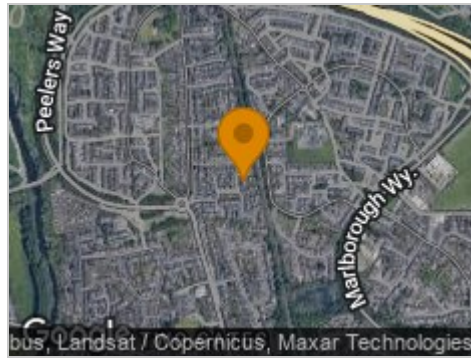
Well maintained and landscaped with Cotswold stone paving with block paved edging, gravel borders, lawn area, additional paved patio seating area, double side access.



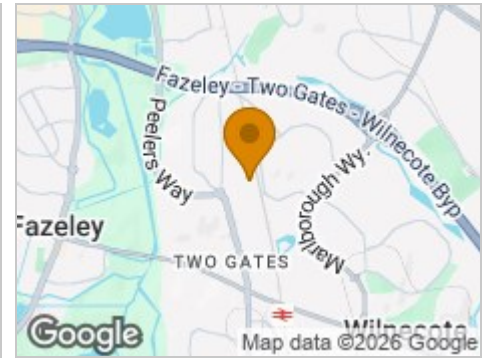
## Road Map



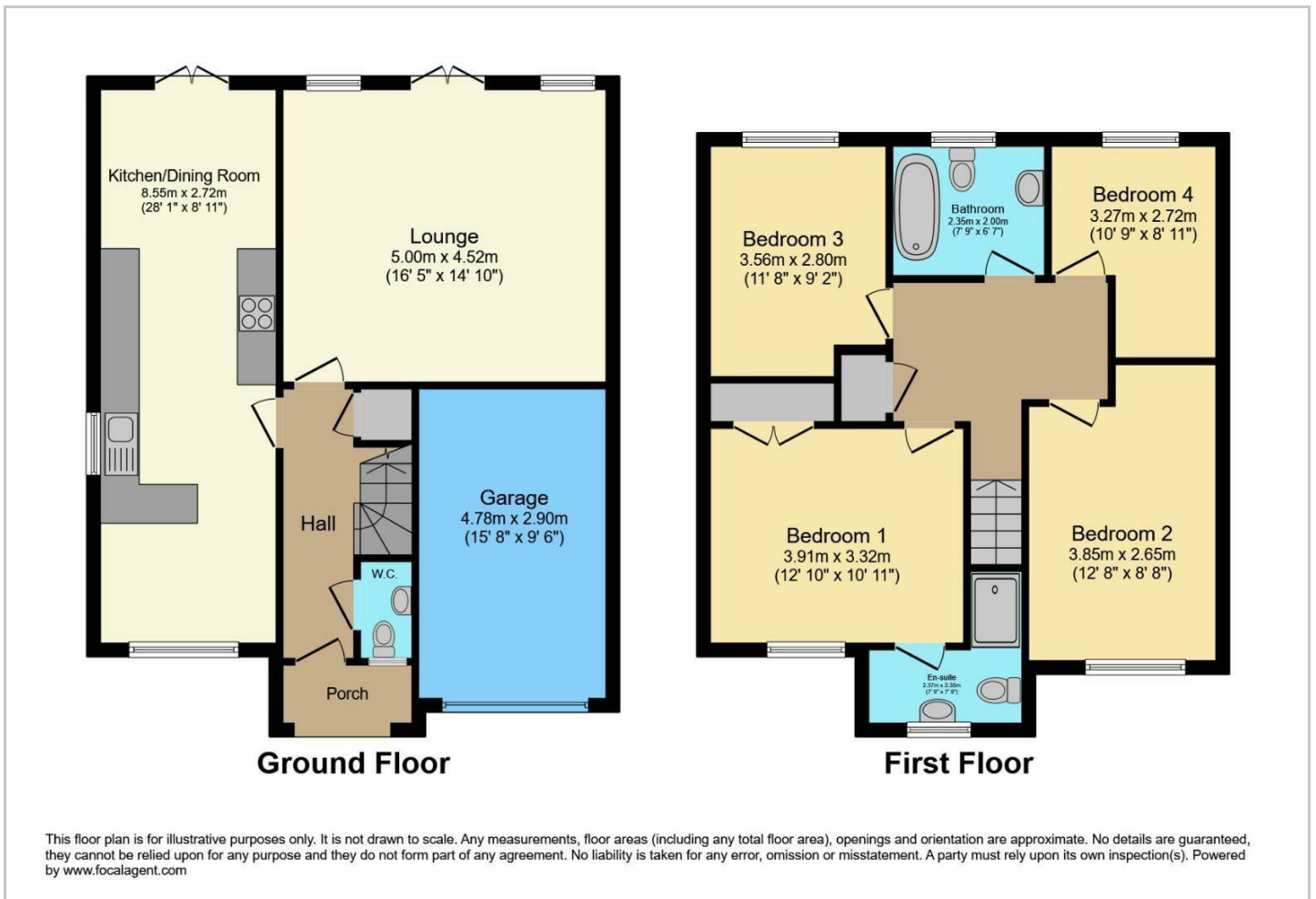
## Hybrid Map



## Terrain Map



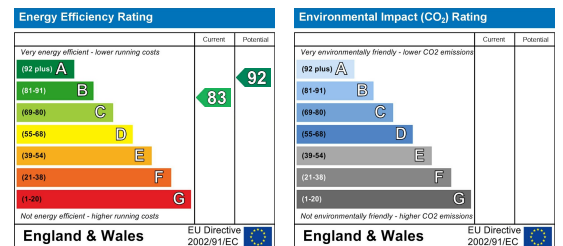
## Floor Plan



## 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.