

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Croft Close

Two Gates, Tamworth, B77 1BF

Asking Price £425,000

 4  2  null  B

Council Tax: E



# 57 Croft Close

Two Gates, Tamworth, B77 1BF

Asking Price £425,000



## Front

Driveway with parking for multiple vehicles and lawn.

## Dining Room

9'1 x 9'0 (2.77m x 2.74m)

Wood effect laminate flooring, double glazed window to front, radiator, power points and ceiling light.

## Kitchen/Breakfast Room

18'8 x 9'0 (5.69m x 2.74m )

Wood effect laminate flooring, double doors to garden, double glazed window to side, wall and base units, stainless steel sink and drainer, built in oven and hob, extractor built in fridge and freezer, built in dishwasher, plumbing for washing machine, radiator, power points, spot lights and ceiling light.

## Lounge

16'7 x 14'11 (5.05m x 4.55m)

Carpeted flooring, double doors to garden, double glazed window to rear, media wall, radiator, power points and ceiling light.

## Cloak Room

Wood effect laminate flooring, double glazed window to front, low flush WC, hand wash basin, radiator and ceiling light.

## Bedroom One

13'0 x 12'8 (3.96m x 3.86m )

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

## En-suite

8'11 x 7'10 (2.72m x 2.39m)

Wood effect laminate flooring, double glazed window

to front, part led walls, extractor, walk in shower, low flush WC, sink & vanity unit and ceiling light.

## Bedroom Two

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

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

## Bedroom Three

9'9 x 8'9 (2.97m x 2.67m)

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

## Bedroom Four

8'11 x 8'8 (2.72m x 2.64m )

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

## Bathroom

7'9 x 6'8 (2.36m x 2.03m)

Wood effect laminate flooring, double glazed window to rear, part led walls, extractor, bath and shower overhead, low flush WC, sink and ceiling light.

## Garage

16'11 x 8'4 (5.16m x 2.54m)

Power points, up & over door and ceiling light.

## Garden

Paved patio, lawn and wooden outbuilding.



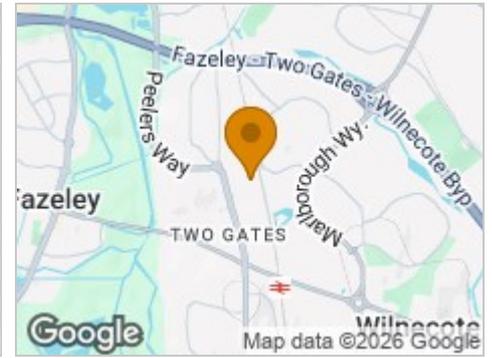
## Road Map



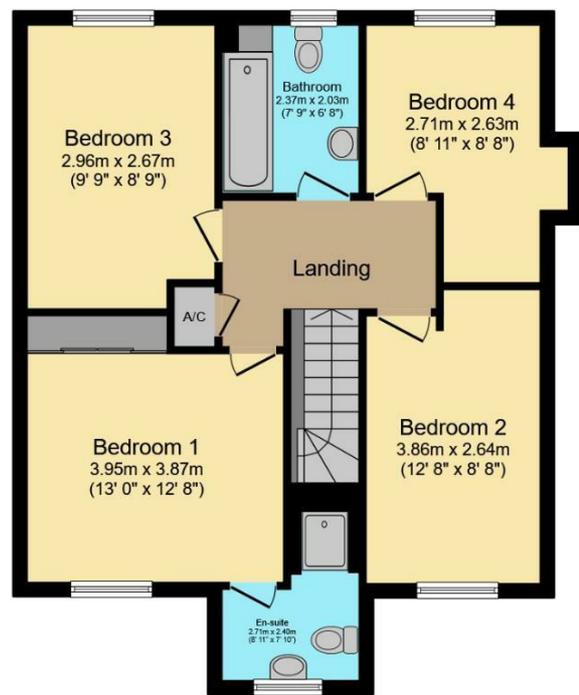
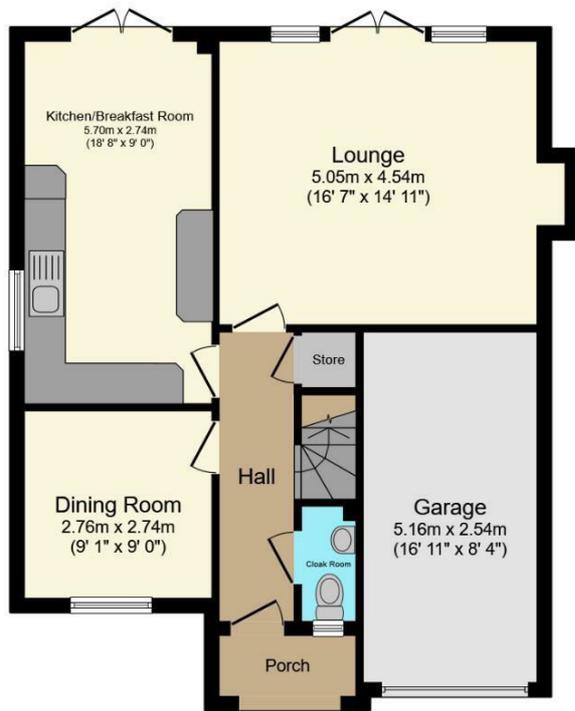
## Hybrid Map



## Terrain Map



## Floor Plan



Total floor area: 132.4 sq.m. (1,425 sq.ft.)

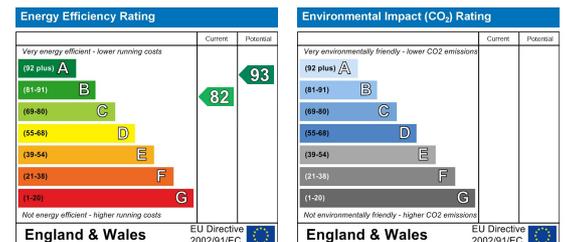
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



## 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.