



**HUNTERS®**  
HERE TO GET *you* THERE

**5 Barley Crescent, Tamworth, Staffordshire, B79 0GD**

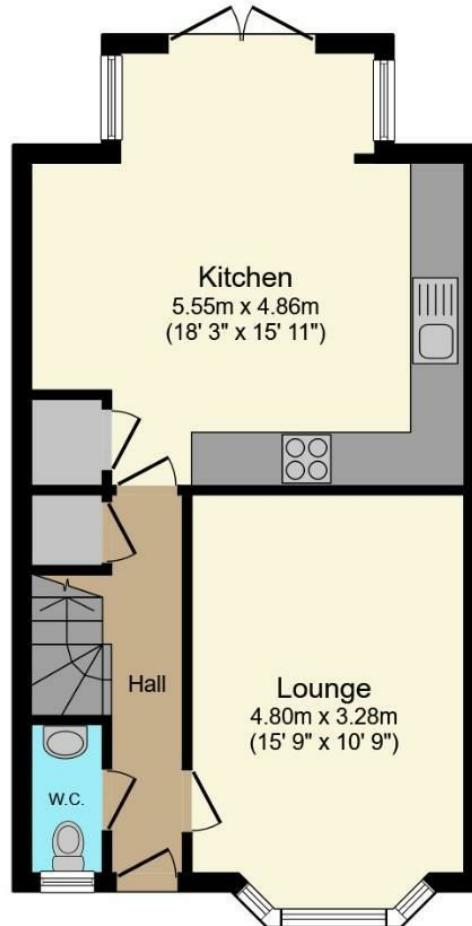
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**Asking Price £375,000**

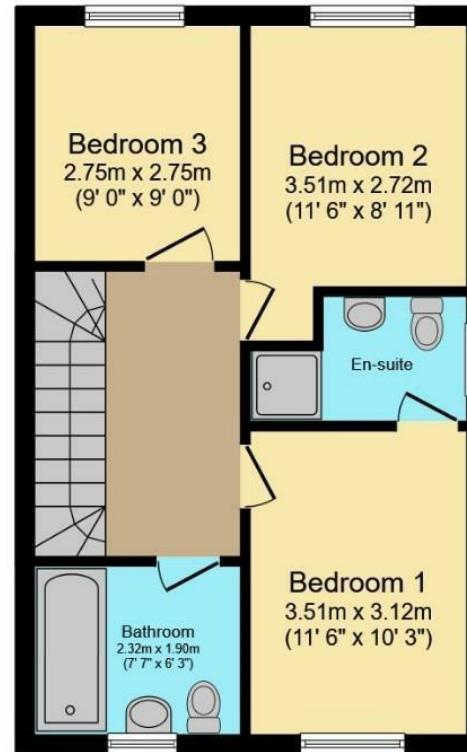
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this immaculate, beautifully presented, three bedroom, detached property nestled in the sought after North side of Tamworth. This gorgeous property is perfectly placed for those needing access to transport links, shops and local amenities as there is a bus route that runs through the development with Tamworth Town Centre as the destination. Perfectly placed, this exceptional family home sits on the edge of Tamworth, having both benefits of the blissful country side and convenience. This property falls in the catchment area for excellent primary and secondary schools, making this the perfect property for families on the hunt for their new home!

In brief, this property comprises; An entrance hall, living room, kitchen/dining room, three bedrooms, an en suite to bedroom one, a family bathroom and a detached garage. To the front of the property is a driveway with parking for multiple vehicles and a detached garage. To the rear of the property is an 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 pleasant 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](http://www.focalagent.com)

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	95	
(81-91)	B	84	
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**Frontage**

Tarmac driveway with parking for multiple vehicles, paved pathway

**Entrance Hall**

Herringbone amtico flooring, carpeted stairs to first floor, spot lights, radiator, storage cupboard, power points

**Downstairs WC**

Herringbone amtico flooring, low flush WC, hand wash basin, ceiling light, radiator, extractor fan

**Lounge**

15' 9" x 10' 9"

Herringbone amtico flooring, double glazed bay window to front, ceiling light, radiator, power points

**Kitchen/Dining Room**

18' 3" x 15' 11"

Herringbone amtico flooring, double glazed windows, double glazed double patio doors to garden, wall and base units, integrated double oven and hob, integrated fridge freezer, integrated washing machine, integrated dishwasher, stainless steel sink and drainer, spot lights, radiator, power points, extractor fan, storage cupboard

**Bedroom One**

11' 6" x 10' 3"

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

**En-Suite**

Wood effect vinyl flooring, double glazed window to side, part tiled walls, low flush WC, sink, walk in shower, spot lights, radiator, extractor fan

**Bedroom Two**

11' 6 2" x 8' 11"

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

**Bedroom Three**

9' 0" x 9' 0"

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

**Bathroom**

7' 7" x 6' 3"

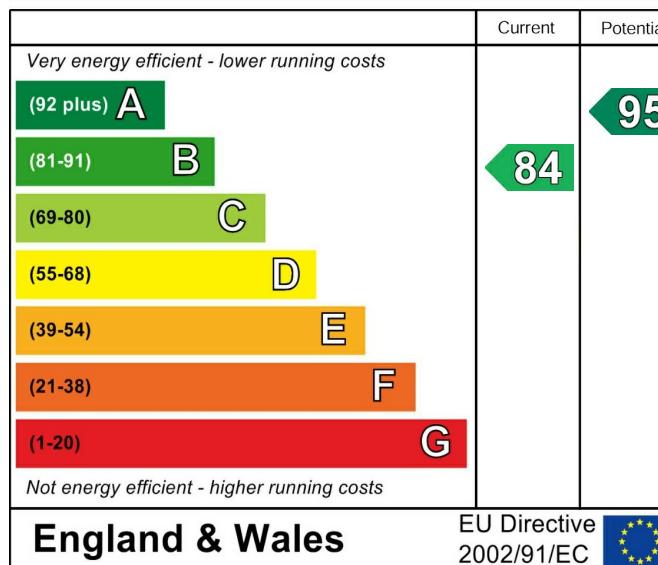
Wood effect vinyl flooring, double glazed window to front, part tiled walls, low flush WC, bath with shower overhead, sink, spot lights, radiator, extractor fan

**Garden**

Paved patio, lawn, mature borders

**Detached Garage**

Up and over door, power points, ceiling light

**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.

