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**20 Tolman Drive, Tamworth, Staffordshire, B77 2AJ**



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## **Offers Over £254,800**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE with NO ONWARD CHAIN this charming, three bedroom, semi-detached, family home located in the popular Glascote area of Tamworth is a blank canvas with big potential – ideal for first-time buyers or families looking to grow.

Located within easy reach of excellent schools, local amenities, and transport links including the A5, M42 and Tamworth Train Station, this home offers both comfort and convenience - an excellent opportunity for families, first-time buyers or commuters alike.

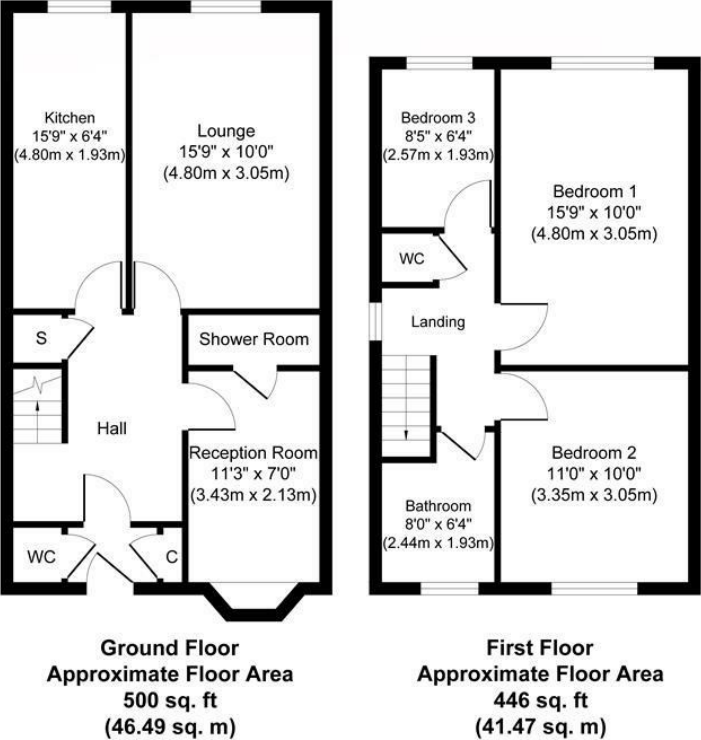
This family home offers spacious and versatile living across two floors. Comprises; a reception room, lounge, kitchen, downstairs guest WC, a versatile ground floor space which could easily serve as a fourth bedroom, home office or guest room or multi-gen space.

To the front of the property is a generous block-paved driveway providing off-road parking for multiple vehicles. Upon entering the ground floor, you are greeted by a welcoming hallway with a downstairs WC and convenient storage cupboard. The reception room provides access to the kitchen, lounge and multi-use room with ensuite. The kitchen is bright and well-fitted with views of the rear garden.

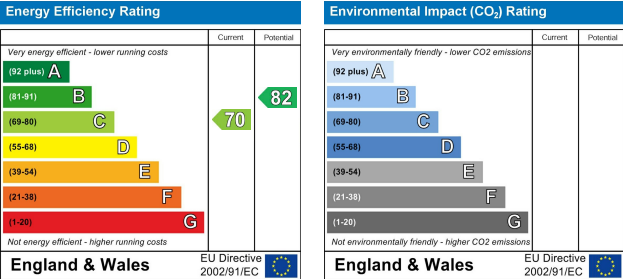
The first floor hosts three well-proportioned bedrooms, bathroom & WC.

To the rear, south facing enclosed garden includes a patio and lawn area, perfect for outdoor dining and recreation. Outside tap and wooden outbuilding offering extra storage or hobby space, with two water butts, great for gardeners.

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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.



**Front**

Block paved driveway

**Cloakroom/ Guest WC**

Ceramic tiled flooring, double glazed window to side, low flush WC, hand wash basin, radiator

**Reception**

11'3" x 7'  
Carpeted flooring, double glazed window to front, power points, radiator

**Shower Room**

Ceramic tiled flooring, part tiled walls, low flush WC, walk in shower, wash hand basin, heated towel rail, extractor fan.

**Lounge**

15'9" x 10'  
Cosy lounge with feature fireplace and views of the rear garden. Carpeted flooring, double glazed window to rear, power points, radiator

**Multi-use Room**

A versatile ground floor space which could easily serve as a fourth bedroom, home office, guest room, or multi-gen space. Carpeted flooring, double glazed window to front, power points, radiator

**Kitchen**

15'9" x 6'4"  
Double glazed window to rear, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for plumbing for a washing machine, under stairs storage and door to rear garden.

**Bedroom One**

15'9" x 10'  
Carpeted flooring, double glazed window to rear, radiator, power points

**Bedroom Two**

11' x 10'  
Carpeted flooring, double glazed window front, radiator, power points

**Bedroom Three**

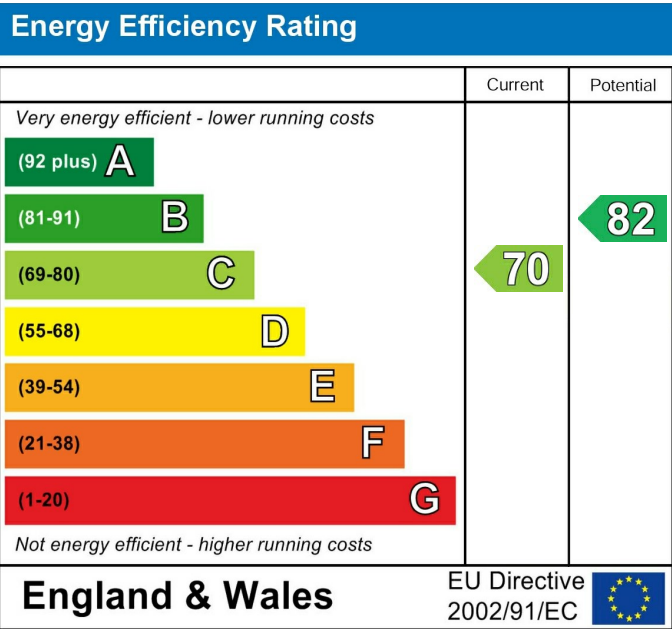
8'5" x 6'4"  
Carpeted flooring, double glazed window to rear, radiator, power points

**Bathroom**

8' x 6'4"  
Double glazed window to front, corner bath with shower overhead, sink and vanity, part tiled walls, radiator, extractor fan, built in cupboard.

**Rear**

South facing enclosed garden includes a patio and lawn area, perfect for outdoor dining and recreation. Outside tap and wooden outbuilding offering extra storage or hobby space, with two water butts, great for gardeners.



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.



