



**HUNTERS®**

HERE TO GET *you* THERE

**10 Chartwell, Tamworth, B79 7UE**

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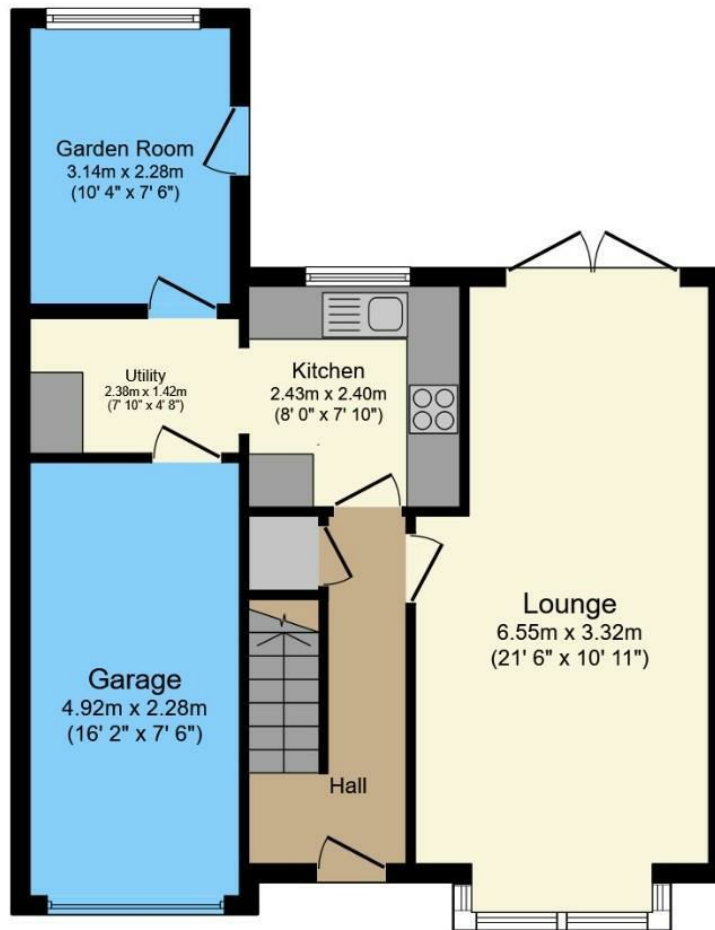
**Offers Over £299,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming, three bedroom, link detached, family home, located in the popular area of Riverside on the North side of Tamworth.

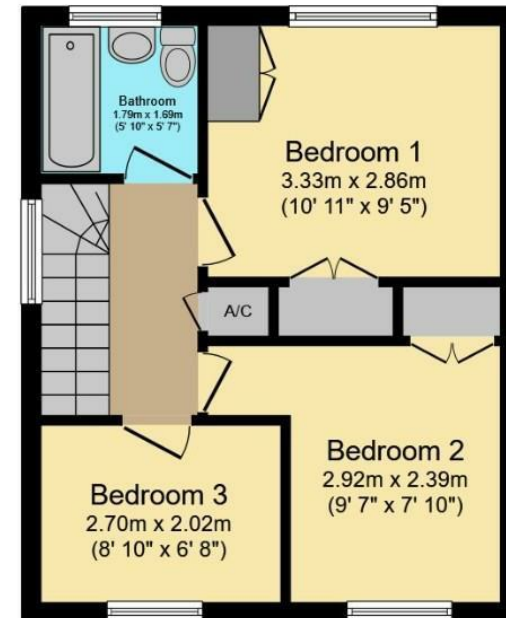
This property benefits from being in close proximity to excellent schools, local amenities and transport links.

In brief this property comprises; An entrance hall, lounge, kitchen, utility room, garden room, three bedrooms, a family bathroom, a garage and an enclosed garden.



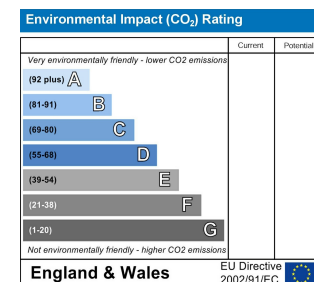
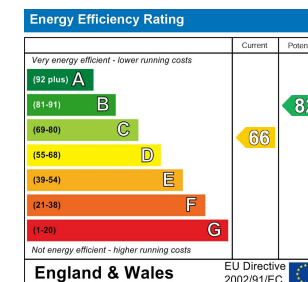


**Ground Floor**



**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)



### Frontage

Paved patio driveway with parking for multiple vehicles.

### Entrance hall

Door to front, carpeted flooring, ceiling light, stairs to first floor, under stairs cupboard, power points, radiator.

### Lounge

21' 6" x 10' 11"

Double glazed window to front, carpeted flooring, ceiling light, power points, radiator, double glazed patio doors to rear.

### Kitchen

8' 0" x 7' 10"

Ceramic tiled flooring, wall and base units, double glazed window to rear, stainless steel sink and drainer, tiled splash back, spot lights, built in gas hob, integrated double oven, integrated microwave, power points.

### Utility

7' 10" x 4' 8"

Ceramic tiled flooring, wall units, power points, spotlights, door to garden room, door to garage.

### Garden room

10' 4" x 7' 6"

Wood effect flooring, door to kitchen, double glazed window to rear, door to garden, power points, ceiling light.

### Bedroom 1

10' 11" x 9' 5"

Carpeted flooring, double glazed window to rear, radiator, power points, wall lights, built in wardrobes.

### Bedroom 2

9' 7" x 7' 10"

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

### Bathroom

5' 10" x 5' 7"

Double glazed window to rear, tiled walls, hand wash basin, low flush WC, bath with shower overhead.

### Bedroom 3

8' 10" x 6' 8"

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

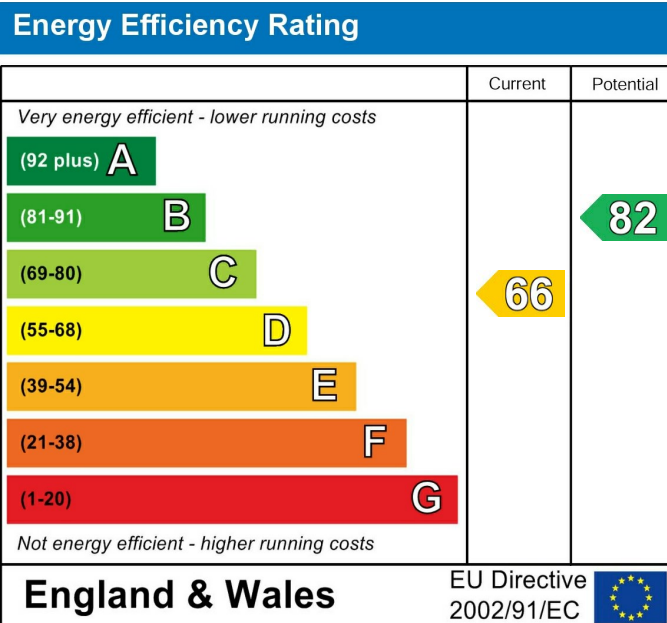
### Garden

Lawn, mature boarders.

### Garage

16' 2" x 7' 6"

Up and over door, door to utility.



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.















