

HUNTERS®

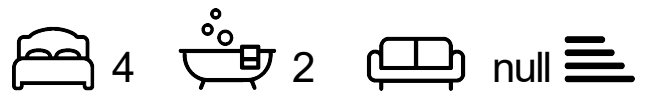
HERE TO GET *you* THERE



Stonehaven

Amington, Tamworth, B77 3QX

Asking Price £445,000



Council Tax: D



9 Stonehaven

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Frontage

Substantial plot featuring an expansive driveway with parking for multiple vehicles, lawn, and mature shrubs.

Hall

Wood-effect laminate flooring, stairs to first floor, built in cupboard, radiator and ceiling light.

Living Room

16'2 x 11'3 (4.93m x 3.43m)

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

Dining Room

10'2 x 9'4 (3.10m x 2.84m)

Wood-effect laminate flooring, patio door to conservatory, radiator and ceiling light.

Kitchen

16'10 x 10'2 (5.13m x 3.10m)

Wood-effect laminate flooring, double glazed window to rear, double doors to garden, wall and base units, sink and drainer, integrated dishwasher, range oven, radiator, power points and down lights.

Conservatory

11'6 x 9'3 (3.51m x 2.82m)

Ceramic tiled flooring, double glazed windows to side and rear, door to garden, power points and ceiling light.

Garage

18'2 x 9'7 (5.54m x 2.92m)

Carpeted flooring, upgraded Hormann electric up-and-over door (operable via fob or smartphone app),

plumbing for housing a washing machine, power points, and ceiling light.

Bedroom One

12'3 x 10'10 (3.73m x 3.30m)

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

En-suite

7'7 x 5'7 (2.31m x 1.70m)

Ceramic tiled flooring, part tiled walls, double glazed window to side, walk in shower, low flush WC, sink, heated towel rail and down lights.

Bedroom Two

11'9 x 8'8 (3.58m x 2.64m)

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

Bedroom Three

10'1 x 9'9 (3.07m x 2.97m)

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

Bedroom Four

10'1 x 8'10 (3.07m x 2.69m)

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

Bathroom

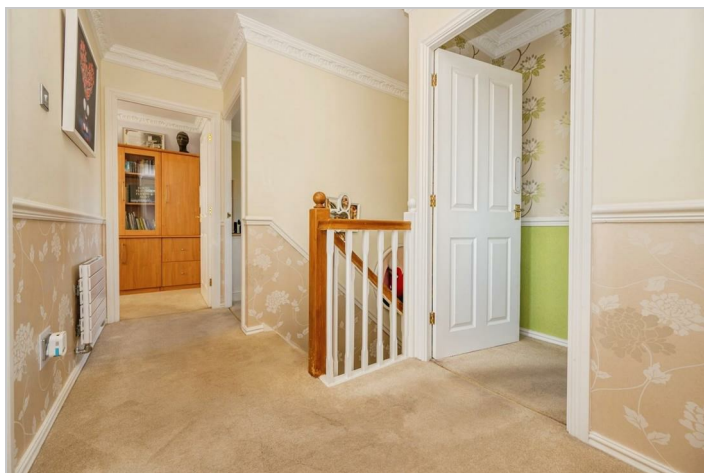
7'5 x 6'11 (2.26m x 2.11m)

Ceramic tiled flooring, part tiled walls, double glazed window to rear, bath, low flush WC, sink, heated towel rail and ceiling light.

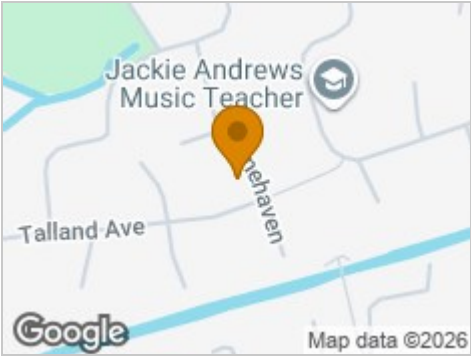
Garden

Tel: 01827 66277

Located on a generous plot, the private enclosed rear garden features two distinct patio areas—one block-paved and the other laid with premium sandstone. Thoughtfully positioned to ensure you can enjoy the sun all day long, the garden also features a manicured lawn and mature borders.



Road Map



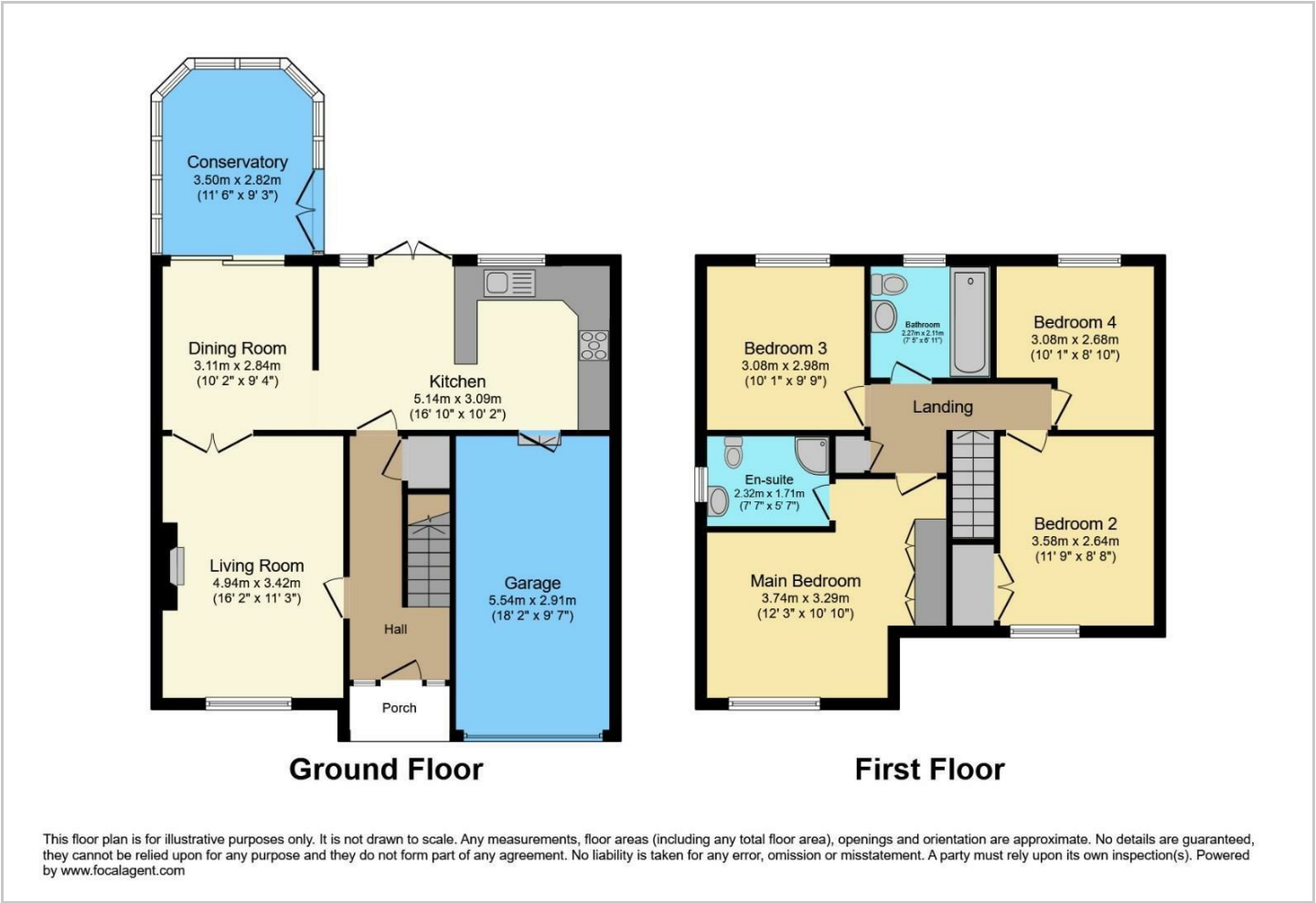
Hybrid Map



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.