

# HUNTERS<sup>®</sup>

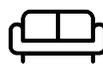
HERE TO GET *you* THERE



## The Laurels

Fazeley, Tamworth, B78 3EJ

Offers Over £365,000

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Council Tax: D



# 4 The Laurels

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## Frontage

Paved patio, stone area.

## Hall

Carpeted flooring, power points, radiator and ceiling light.

## Kitchen/Dining Area

16'1 x 11'10 (4.90m x 3.61m )

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

## WC

Wood effect laminate flooring, low flush WC, hand wash basin, radiator, extractor and ceiling light.

## Living Room

16'1 x 13'0 (4.90m x 3.96m )

Carpeted flooring, double glazed windows to rear, power points, radiator and ceiling lights.

## Bedroom One

16'1 x 9'7 (4.90m x 2.92m )

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

## Dressing Room

4'6 x 4'4 (1.37m x 1.32m)

Carpeted flooring, built in wardrobes and ceiling light.

## Bathroom

8'4 x 4'6 (2.54m x 1.37m )

Wood effect laminate flooring, part tiled walls, sink, low flush WC, walk in shower and ceiling light.

## Bedroom Two

11'4 x 10'8 (3.45m x 3.25m )

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

## En-suite

Wood effect laminate flooring, part tiled walls, sink, low flush WC, walk in shower, extractor and ceiling light.

## Bedroom Three

11'2 x 8'5 (3.40m x 2.57m)

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

## Bedroom Four

7'11 x 7'2 (2.41m x 2.18m)

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

## Bathroom

8'1 x 5'11 (2.46m x 1.80m )

Wood effect laminate flooring, part tiled walls, bath, sink, low flush WC and ceiling light.

## Garage

17'8 x 8'5 (5.38m x 2.57m)

Up and over door, power points, storage racking and utility area.

## Rear

Lawn and patio area.



## Road Map



## Hybrid Map



## Terrain Map



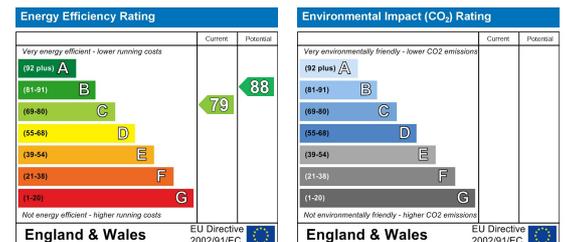
## Floor Plan



## 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.