

# HUNTERS®

HERE TO GET *you* THERE



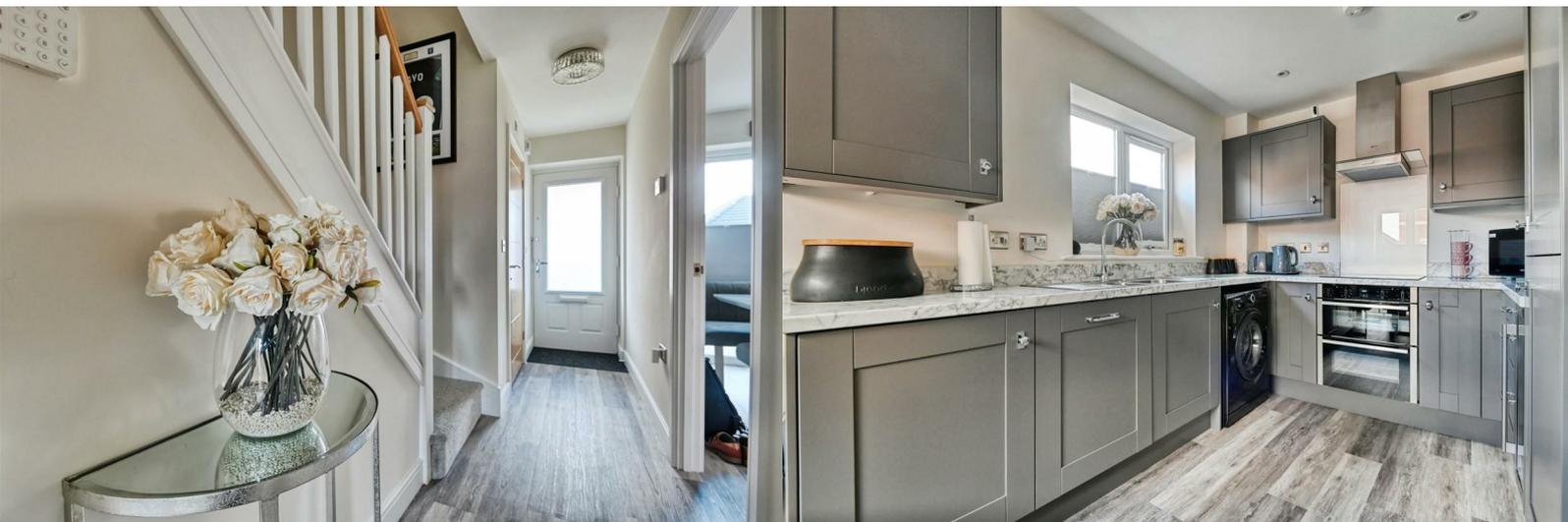
## Clarence Way

Tamworth, B79 7DT

Guide Price £335,000

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Council Tax: C



# 5 Clarence Way

Tamworth, B79 7DT

Guide Price £335,000



## Frontage

Driveway with parking for multiple vehicles.

## Lounge

15'1 x 10'10 (4.60m x 3.30m)

Wood effect laminate flooring, double doors to garden, radiator, power points ceiling light and built in cupboard.

## Kitchen

16'1 x 9'1 (4.90m x 2.77m)

Wood effect laminate flooring, wall and base units, stainless steel sink and drainer, plumbing for washing machine, built in oven and induction hob, built in fridge freezer, wine cooler, splash backs, integrated dishwasher, radiator, double glazed window to side, double glazed window to front, down lights and radiator.

## WC

Wood effect laminate flooring, low flush WC, hand wash basin, double glazed window to front, radiator, ceiling light and tiled splashback.

## Master Bedroom

12'3 x 9'5 (3.73m x 2.87m)

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

## En-Suite

5'3 x 5'3 (1.60m x 1.60m)

Tile effect laminate flooring, low flush WC, sink and vanity unit, heated towel rail, walk in shower, double glazed window to front, tiled splashback, part tiled walls and ceiling light.

## Bedroom Two

10'10 x 7'7 (3.30m x 2.31m)

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

## Bedroom Three

10'11 x 7'3 (3.33m x 2.21m)

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

## Bathroom

6'4 x 6'3 (1.93m x 1.91m)

Tile effect laminate flooring, heated towel rail, sink, low flush WC, bath with shower over, double glazed window to side, part tiled walls and downlights.

## Garden

Two Porcelain paved patio areas and low maintenance.

## Garage

16'5 x 9'7 (5.00m x 2.92m)

Up and over doors, power points and lighting.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

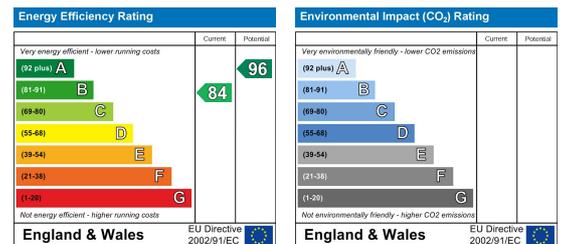


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## 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.