



HUNTERS[®]
HERE TO GET *you* THERE

3 Armitage Close, Amington, Tamworth, Staffordshire, B77
4FZ

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Asking Price £580,000

HUNTERS OF TAMWORTH are delighted to offer FOR SALE with NO ONWARD CHAIN, this outstanding, beautifully presented, four bedroom detached family home!

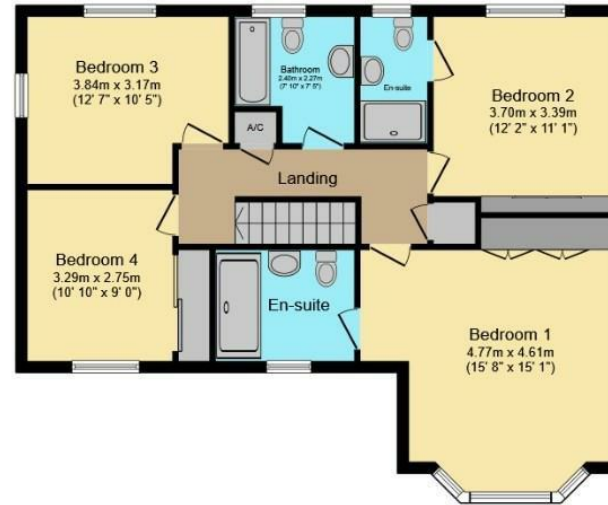
The property is situated within the highly sought after, Redrow built, Amington Green Estate and is perfectly positioned within a select close of 3 Executive properties, this stunning home has to be viewed.

Spacious throughout and decorated to a very high standard the property in brief comprises: Entrance hallway, living room, modern kitchen and dining room, downstairs W/C, sitting room, four bedrooms, two with en-suite shower rooms, family bathroom and a detached double garage. There is a driveway to the front and to the rear is an outstanding landscaped garden with paved patio areas and high quality artificial lawns.

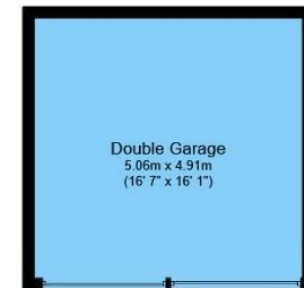
We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



Ground Floor



First Floor



Garage

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Entrance Hall

Stairs to first floor, wood effect laminate flooring, radiator,

Lounge

21'4" x 12'6"
Carpeted, double glazed windows to front and rear, feature fire place, power points

Study

12'8" x 8'11"
double glazed bay window to front, laminate flooring, radiator, power points

Kitchen/Dining Room

23'5" x 13'1"
Wood effect laminate flooring, a range of modern wall and base units, double glazed window to rear, double doors leading to the garden, down lights, built in oven and hob, built in dishwasher, built in double width fridge freezer, duel sinks, splashbacks

Utility Room

5'11" x 4'11"
Door to side, sink, splashbacks, plumbing for washing machine, power points

W/C

Low flush w c, wash hand basin, downlighters, radiator

Master Bedroom

15'8" x 15'1"
Double glazed bay window to front, carpeted, power points, built in wardrobes

Bedroom 2

12'2" x 11'1"
Double glazed window to rear, built in wardrobes, power points radiator

Bedroom 3

12'7" x 10'5"
Carpeted, double glazed window to front, power points, built in wardrobes, power points, radiator

Bedroom 4

10'10" x 9'0"
Double glazed window to rear, carpeted, power points, radiator

Master En-Suite

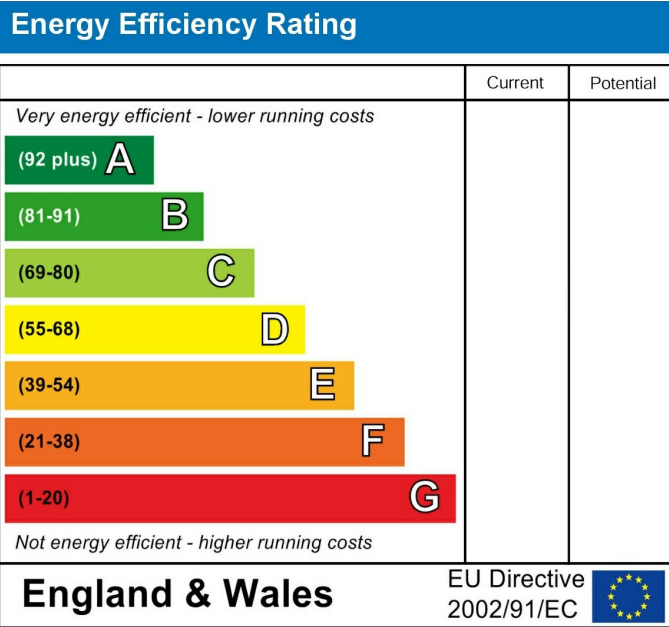
Double width shower with rainfall head, low flush w c, sink, double glazed window to front

En-Suite to bedroom 2

Double width shower, low flush w c, sink, double glazed window to rear

Family Bathroom

7'10" x 7'5"
Bath with shower over, low flush w c, tiled walls, double glazed window to rear, sink with vanity unit



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.









