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THE HAVEN

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

20 Scimitar Close, Tamworth, B79 8LW

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**Asking Price £295,000**

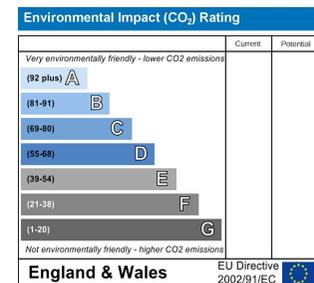
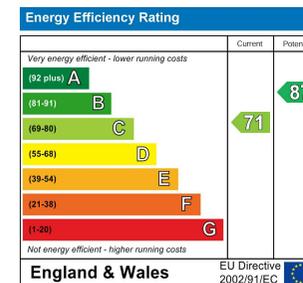
HUNTERS OF TAMWORTH are delighted to be offering FOR sale with NO ONWARD CHAIN this charming, two bedroom, semi detached bungalow located in the popular area of Coton Green in Tamworth.

This property benefits from being in close proximity to local amenities and transport links which access Tamworth Town centre and Ventura retail park. This property is in the catchment area for excellent schools.

In brief, this property comprises; A lounge area, kitchen, washroom, two double bedrooms, conservatory, garage and an enclosed garden. To the front of the property is a paved driveway with parking for multiple vehicles.



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)



### Front

Block paved driveway with parking for multiple vehicles.

### Bedroom 1

13' x 10'11"

Carpeted flooring, double glazed window to front, power points, radiator, fitted wardrobes

### Bedroom 2

10'8" x 9'

Carpeted flooring, double glazed window to front, fitted wardrobes, radiator, power points

### Lounge

17'3" x 10'8"

Carpeted flooring, working gas feature fireplace, radiator, power points, sliding double glazed patio door to conservatory.

### Wash room

6'5" x 6'

Walk in shower, sink and vanity, low flush WC, heated towel rail, double glazed window to side

### Kitchen

12'4" x 10'11"

Ceramic tiled flooring, wall and base units, built in oven and hob, stainless steel sink and drainer, door to garden, double glazed window to rear, tiles splash back, power points, down lights, combi gas boiler located in cupboard.

### Conservatory

10'8" x 9'1"

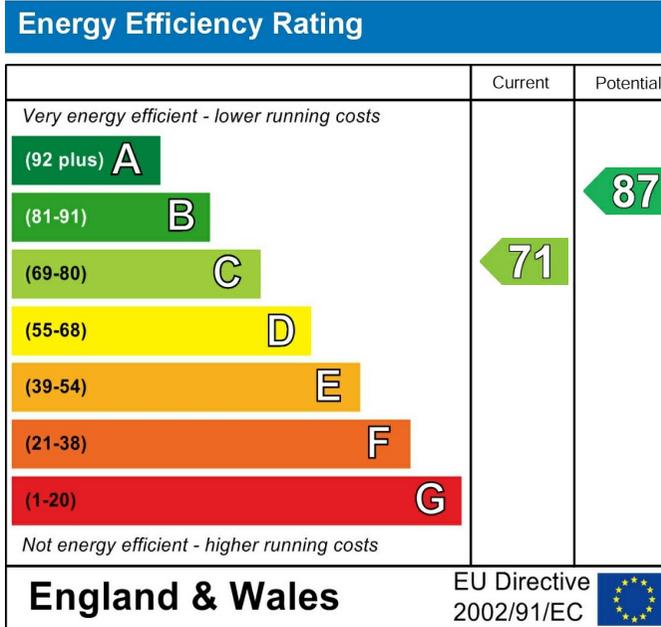
Carpeted flooring, lighting and fan, sliding double glazed patio door from lounge, double doors to garden.

### Garage

Lighting, power points.

### Garden

Paved patio, mature borders



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.









