



**HUNTERS®**  
HERE TO GET *you* THERE

34 Ellastone Way, Amington, Tamworth, B77 4FT

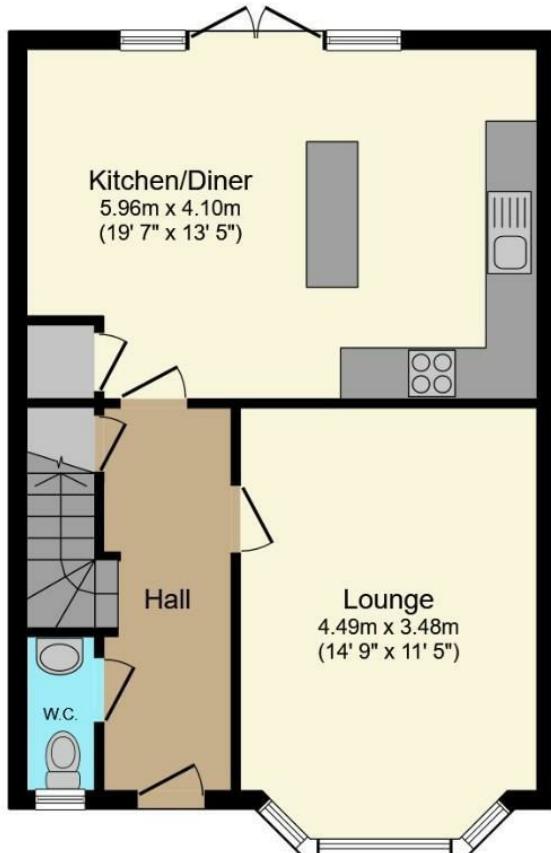
34 Ellastone Way, Amington, Tamworth, B77 4FT

Offers In The Region Of £380,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE with NO ONWARD CHAIN this beautifully presented, four bedroom, detached family home located in the highly sought after Redrow built estate in Amington, set within a private drive, the property is perfect for families and is within easy access to commuter routes, local shops, amenities and schools.

This outstanding property briefly comprises; Entrance hallway, downstairs W/C, lounge, kitchen diner. To the first floor you will be greeted with the master bedroom with en-suite, three further bedrooms and a family bathroom. To the rear of the property is an enclosed garden with garage.

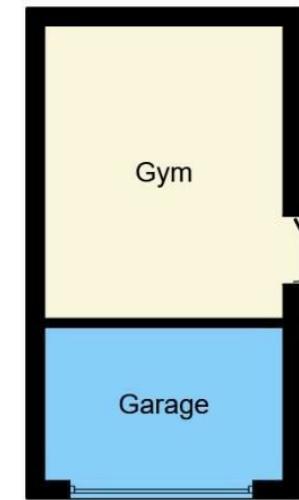
We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



**Ground Floor**



**First Floor**



**Outbuilding**

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)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	94	
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**Front**

Driveway with parking for multiple vehicles, lawn.

**Lounge**

14'9" x 11'5"

Double glazed bay window to front, carpet, power points, radiator.

**Kitchen**

19'7" x 13'5"

Wood effect laminate flooring, wall and base units, double built in oven and hob, stainless steel sink and drainer, integrated fridge freezer, integrated dish washer, down lights, power points.

**W/C**

Double glazed windows to front, wood effect flooring, low flush w/c, wash hand basin, part tiled walls, radiator.

**Bedroom One**

Double glazed bay window to front, carpet, power points, radiator, fitted wardrobes.

**En-suite**

Double glazed windows to side, tile effect flooring, walk in shower, low flush w/c, sink, part tiled walls, down lights.

**Bedroom Two**

Double glazed windows to rear, carpet, radiator, power point.

**Bedroom Three**

Double glazed windows to rear, carpet, power points, radiator.

**Bathroom**

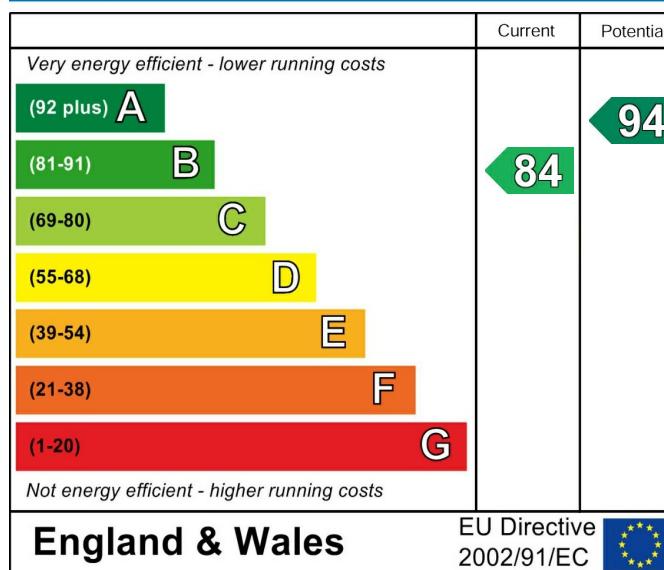
Double glazed windows to side, wood effect flooring, sink, heated towel rail, low flush w/c, bath with over head shower, part tiled walls.

**Garage**

Currently partitioned with gym area and reduced garage area.

**Garden**

Paved patio, lawn.

**Energy Efficiency Rating**

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.

