



HUNTERS[®]
HERE TO GET *you* THERE

12 Jason Close, Tamworth, B77 3NP

12 Jason Close, Tamworth, B77 3NP

Asking Price £249,995

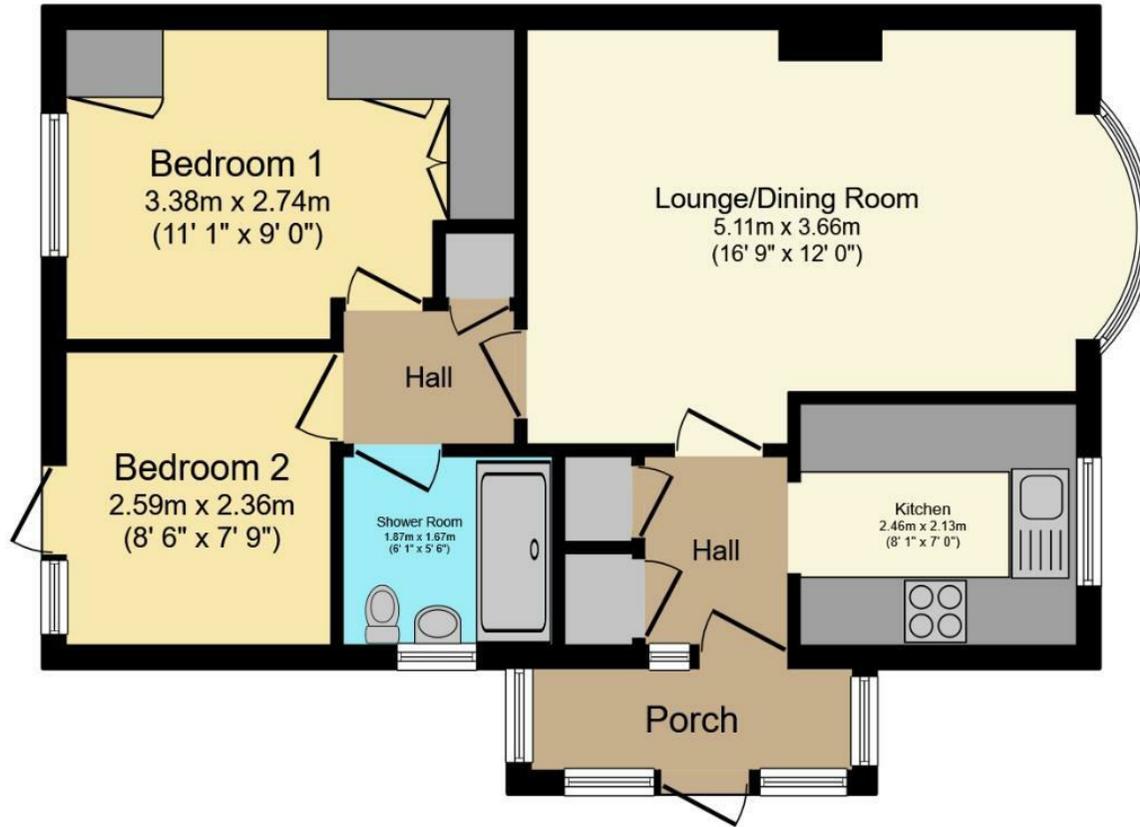
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE for ONWARD CHAIN this charming, two bedroom, detached family home, located in the popular area of Amington.

This property benefits from being a stone throw away to Tamworth town centre, local shops, amenities and transport links! Perfect for first time buyers and families looking for their next home! With access to rural walks at the Warwickshire Moor local nature reserve, this is perfect for those looking for dog walking friendly locations.

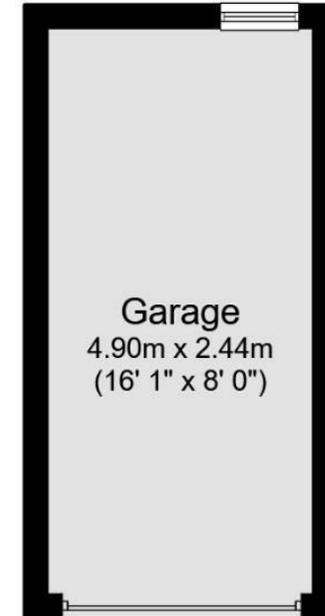
The second bedroom within this property has been changed into a dressing room however there is the potential to turn this back into a bedroom if needed!

In brief the property comprises; An entrance porch and hallway, kitchen, lounge/dining room, two good sized bedrooms and a family shower room. To the front of the property is a driveway with parking for multiple vehicles. To the rear of the property is a spacious and enclosed garden.

We highly recommend an internal viewing to appreciate the space that the property has to offer and it's excellent location.



Floor Plan
Floor area 52.8 sq.m. (568 sq.ft.)



Garage
Floor area 11.8 sq.m. (127 sq.ft.)

Total floor area: 64.6 sq.m. (695 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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			
			88
		67	
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	

Frontage

Block paved driveway with parking for multiple vehicles.

Porch

Wood effect laminate flooring and power points.

Entrance Hallway

Wood effect laminate flooring, radiator, ceiling light, power points and storage cupboards.

Kitchen

8'1" x 7'6"

Wood effect laminate flooring, wall and base units, sink and drainer, double glazed window to front, integrated fridge and freezer, tiled walls, ceiling light, power points and built in oven and hob.

Lounge

16'9" x 12'

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

Bedroom One

11'1" x 9'

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

Bedroom Two

8'6" x 7'9"

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

Shower Room

6'1" x 5'6"

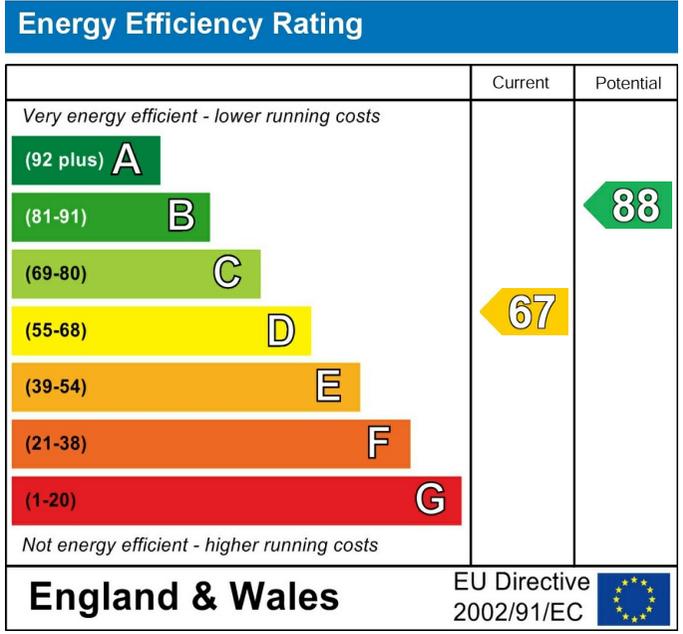
Tile effect flooring, walk in shower, double glazed window to side, low flush WC, sink and vanity unit, spot lights and radiator.

Garden

Low maintenance, private and enclosed.

Garage

Up and over door, ceiling light and power points.



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.

