

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Croft Close

Tamworth, B77 1BF

Offers Over £285,000



# 60 Croft Close

Tamworth, B77 1BF

Offers Over £285,000



## Entrance Hall

Carpeted, stairs to first floor, doors to lounge, kitchen/diner and w.c, radiator and power point.

## Cloakroom

Tile effect vinyl flooring, low flush w.c, wash hand basin.

## Lounge

Double glazed windows to front and rear, carpeted, ceiling light, radiators, power points.

## Kitchen/Diner

Double glazed window to front, patio door to rear garden, access to utility room, tile effect vinyl flooring, range of modern shaker style wall and base units, tiled splashbacks, integrated electric oven with gas hob, stainless steel sink, radiator, power points, down lighters.

## Utility Room

Access to rear garden, tile effect vinyl flooring, plumbing for washing machine, and space for tumble dryer, stainless steel sink, Combi boiler, power points, down lighters.

## Landing

Carpeted, power points, radiator, ceiling lights.

## Bedroom 1

Double glazed windows to front, carpeted, fitted wardrobes, door to en-suite, power points, radiator, ceiling lights.

## En-Suite

Double glazed window to rear, tile effect vinyl flooring, shower, low flush w.c, wash hand basin, heated towel rail, tiling to walls.

## Bedroom 2

Double glazed windows to front, carpeted, ceiling light, radiator, power point.

## Bedroom 3

Double glazed windows to rear, carpeted, ceiling light, radiator, power point.

## Family Bathroom

Double glazed windows to front, tile effect vinyl flooring, shower over bath, low flush w.c, wash hand basin, heated towel rail, tiling to walls.

## Garage

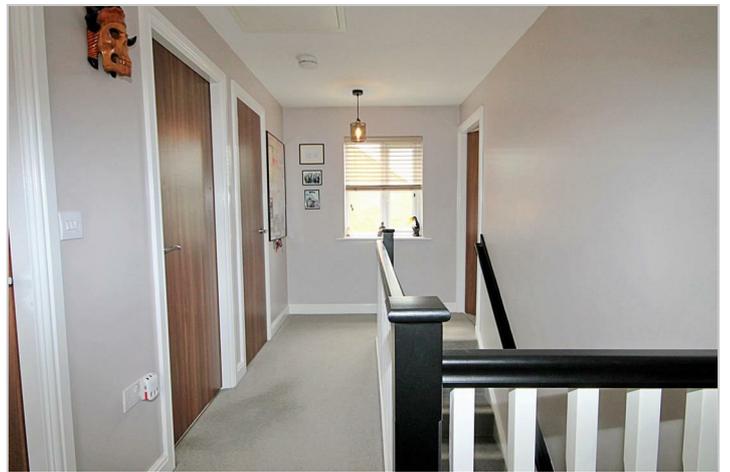
Up and over door, access to rear garden, power points, lighting.

## Rear Garden

South facing with lawn and patio area, range of shrubs and plants.

## Frontage

Low maintenance decorative slate, variety of plants and shrubs. Access to rear garden.



## Road Map



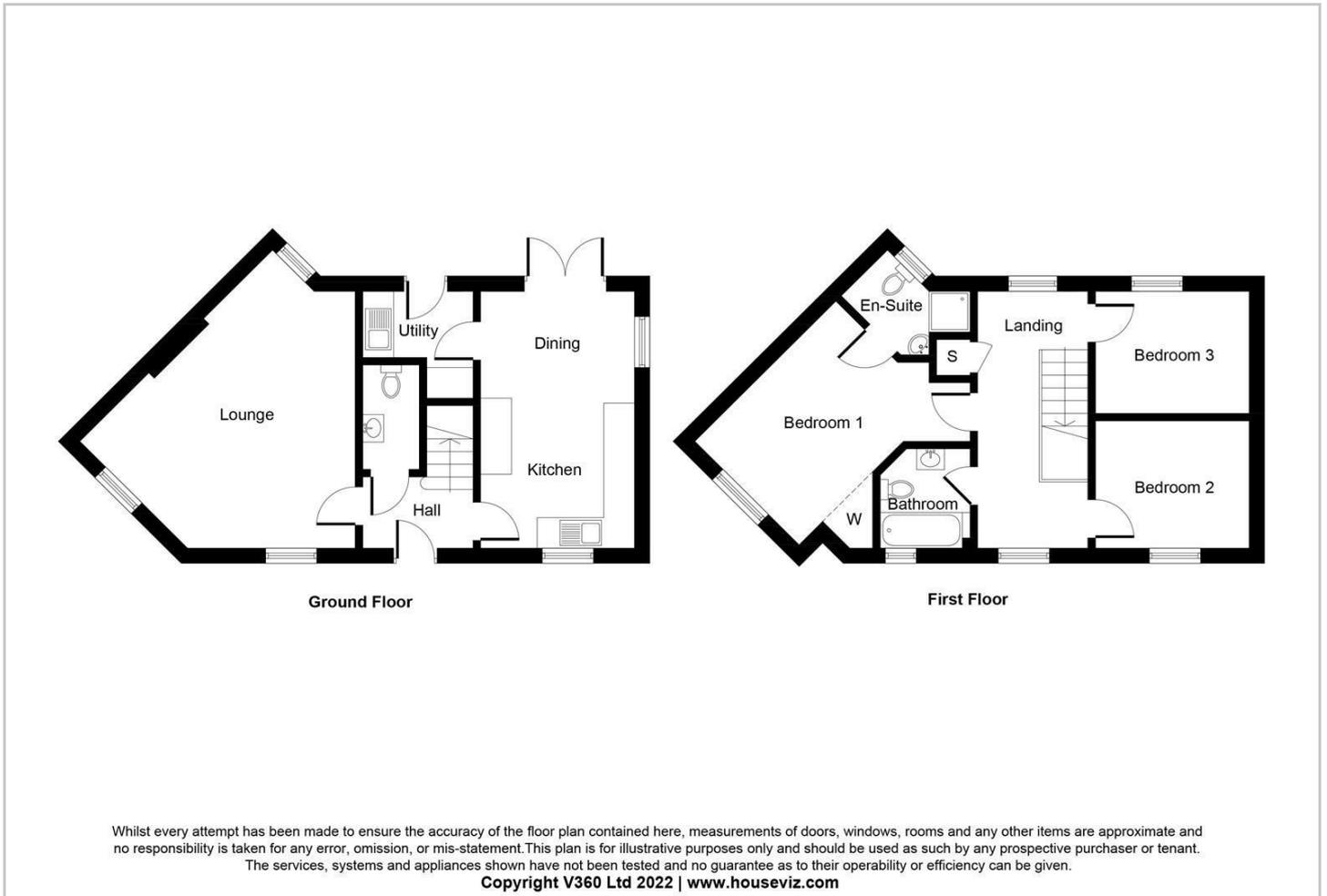
## Hybrid Map



## Terrain Map



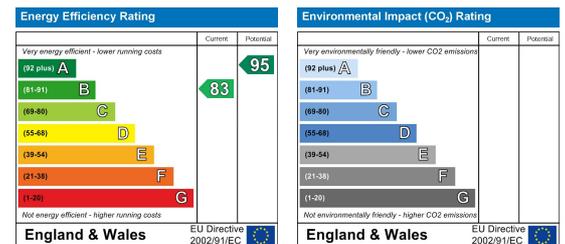
## Floor Plan



## 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.