



**Longfellow Walk, Tamworth**  
, B79 8LT

**Offers In The Region**



# Longfellow Walk, Tamworth

## DESCRIPTION

HUNTERS OF TAMWORTH are delighted to be offering for sale this charming 3 bedroom, semi-detached family home. Situated to the ever popular North side of Tamworth. Close to excellent local schools and local transport links this exceptional property in brief comprises hallway, dining room, lounge, kitchen, WC, ground floor bedroom, two first floor bedrooms and family bathroom. To the rear is an enclosed rear garden with patio and lawn. The property also benefits from ample communal parking.



# ROOMS

## Entrance Hallway

Accessed via a double glazed front door. Carpet to the floor and Ceiling Light. Door off to:

## Dining Room

15'1" x 10'0"

Double glazed window to the front, carpet to the floor, ceiling light, radiator and power points. There are stairs leading upward to the first floor, storage cupboard and doors leading off to:

## Lounge

15'3" x 10'0"

Double glazed window to the side and sliding glazed doors to the rear. Carpet to the floor, ceiling light, gas fire, radiator and power points.

## Kitchen

11'9" x 8'0"

Double glazed window and door to the rear. A range of wall and base units with inset stainless steel sink with mixer tap. Tiles to the floor and partly to the walls. There is also a storage cupboard, ceiling light and power points.

## WC and Inner hallway

There is a downstairs WC with double glazed window to the front, low level flush WC and basin and tile effect vinyl to the flooring. Located within the inner hallway with a door leading to Bedroom 3.

## Bedroom 1

15'6" x 10'3"

Double glazed window at the rear, Carpet to the floor, ceiling light, radiator and power points. There are also 2 separate sets of built-in double wardrobes.

## Bedroom 2

12'2" x 11'5"

Double glazed window at the rear, carpet to the floor, ceiling light, radiator and power points. There are also a built-in double wardrobe

## Bedroom 3

10'0" x 9'10"

Located downstairs, off the inner hallway. Double glazed window to the front carpet to the floor, ceiling light, radiator and power points and storage cupboard.

## Family Bathroom

6'5" x 6'3"

Double glazed window to the front. 3 piece bathroom suite comprising Low level flush WC, basin and bathtub. Carpet to the floor and ceiling light.

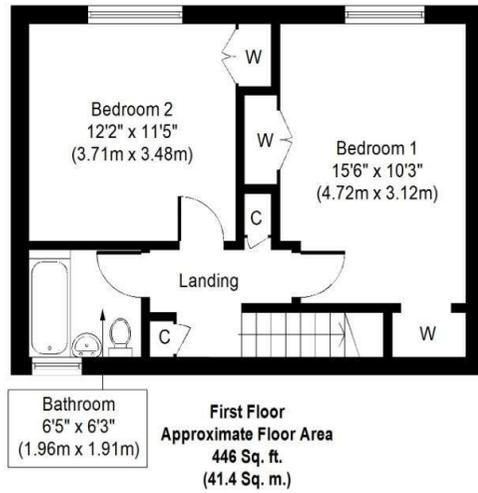
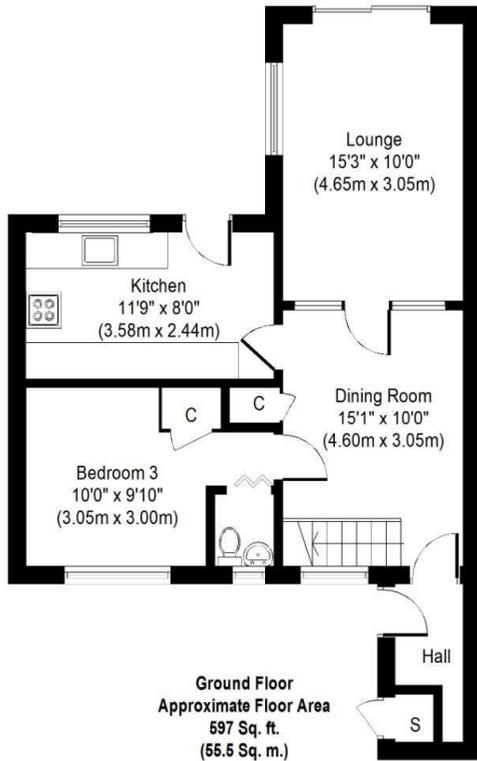
## Rear garden

Good size private rear garden with a paved patio, a lawned area with attractive gravel and brick borders with variety of plants and shrubs. There are 2 good sized timber sheds, fencing to the boundaries and gated access to the rear.

## Frontage

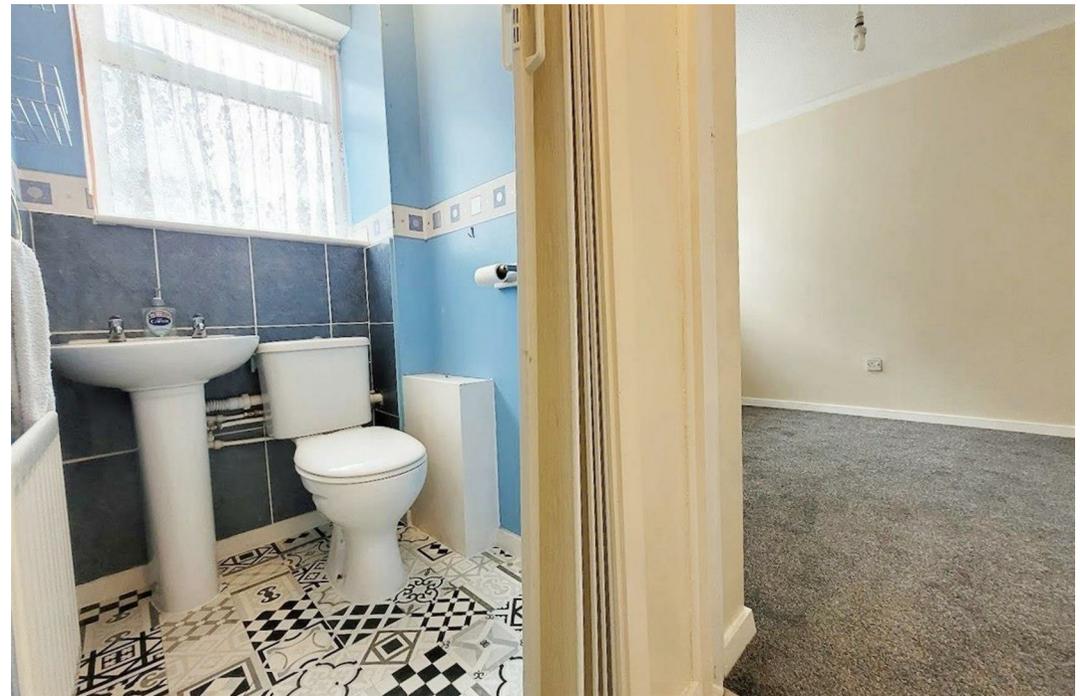
To the frontage of the property is paved pathway, lawned areas and a variety of plants and shrubs in slate chippings. There is ample parking available within the communal parking areas.

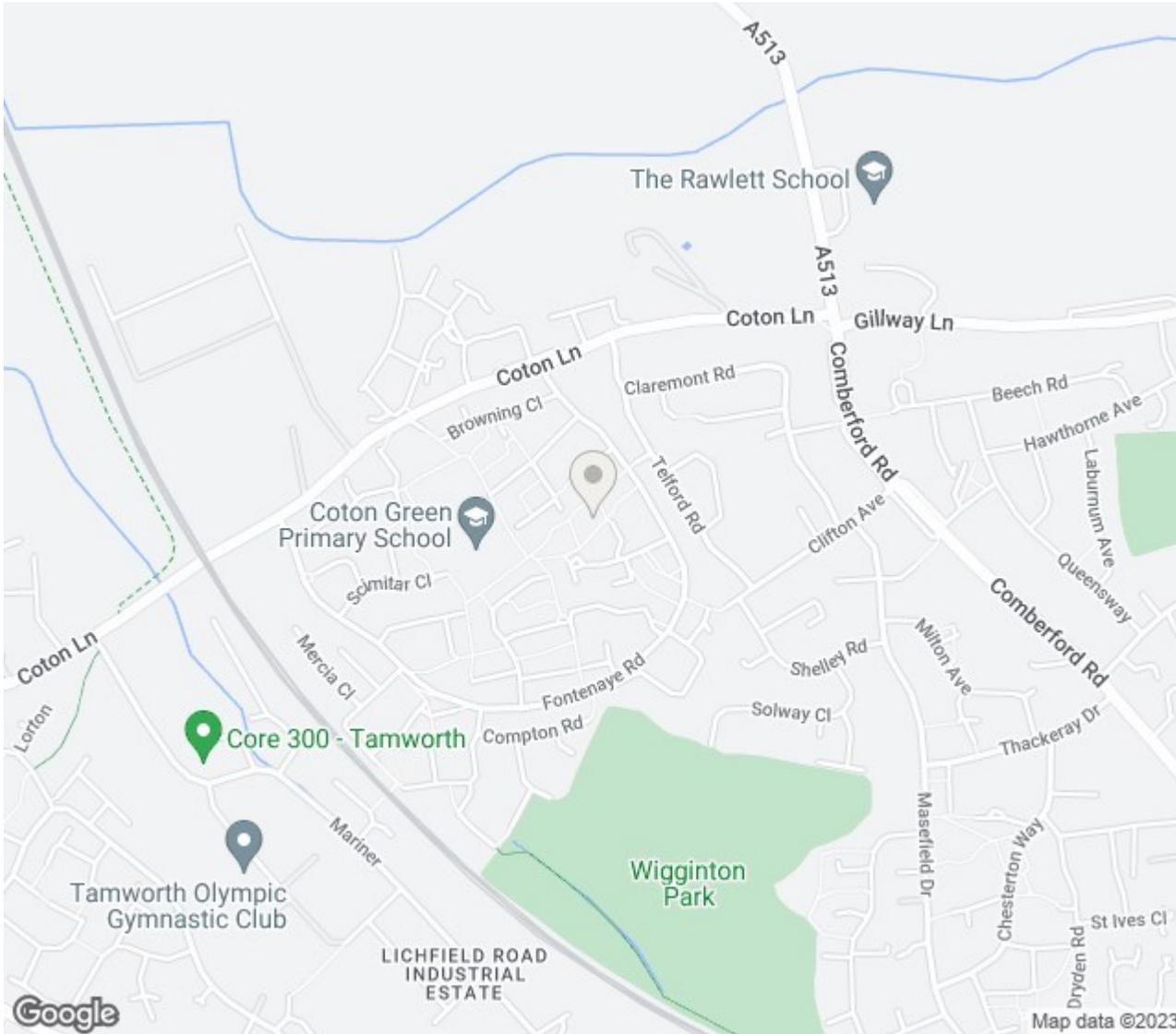




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## ENERGY PERFORMANCE CERTIFICATE

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

### 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.

**6 Victoria Road, Tamworth, B79 7HL | 01827 66277 | tamworth@hunters.com**







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.