



HUNTERS[®]
HERE TO GET *you* THERE

6 Dashwood Close, Tamworth, Staffordshire, B78 3FL

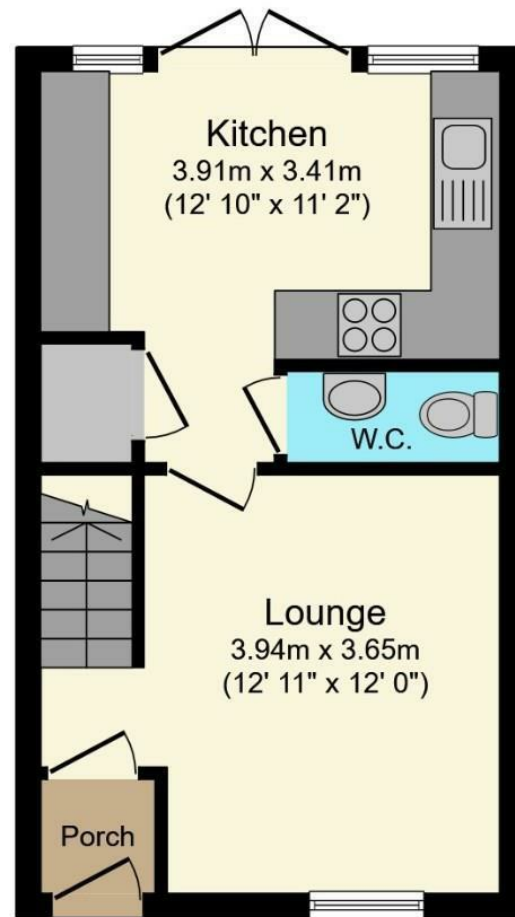
6 Dashwood Close, Tamworth, Staffordshire, B78 3FL

Asking Price £240,000

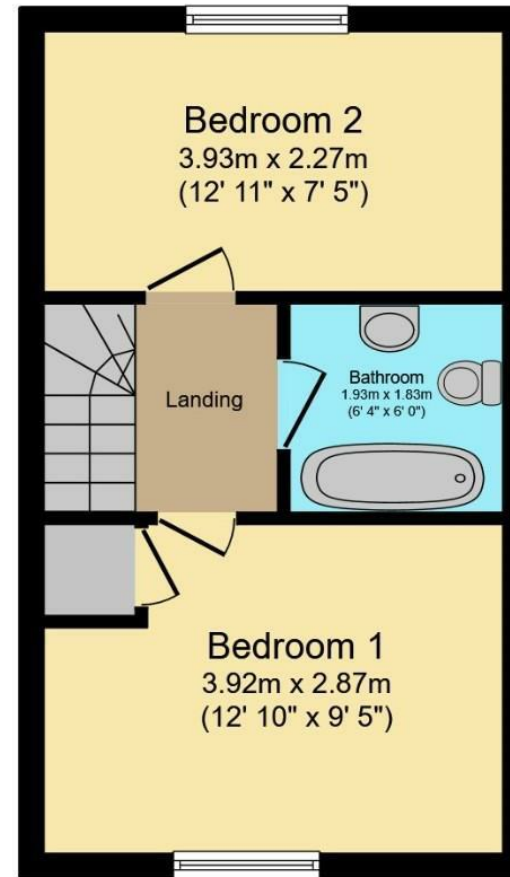
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this immaculate, modern, two bedroom family home located on the popular Dunstall Park Estate! With breath taking views from the master bedroom, we highly recommend arranging a viewing to see this property in person!

This property benefits from being in close proximity to Ventura retail park with access to the A5 and M42. This property falls in the catchment area for excellent schools!

This property comprises; An entrance hall, lounge, kitchen, downstairs WC, two bedrooms, a family bathroom and an enclosed garden.



Ground Floor



First Floor

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

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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Frontage

Two car parking spaces and canal views.

Lounge

12'11 x 12

Wood effect vinyl flooring, stairs to first floor, ceiling light, double glazed window to front, power points and radiator.

Kitchen

12'10 x 11'2

Wood effect vinyl flooring, wall and base units, built in oven and hob, integrated fridge freezer, integrated dishwasher, integrated washing machine, power points, stainless steel sink and drainer, double doors to garden, ceiling light, radiator and storage cupboard.

WC

Wood effect vinyl flooring, sink, low flush WC, ceiling light and radiator.

Bedroom One

12'10 x 9'5

Carpeted flooring, double glazed window to front, ceiling light, radiator, power points and build in cupboard.

Bedroom Two

12'11 x 7'5

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

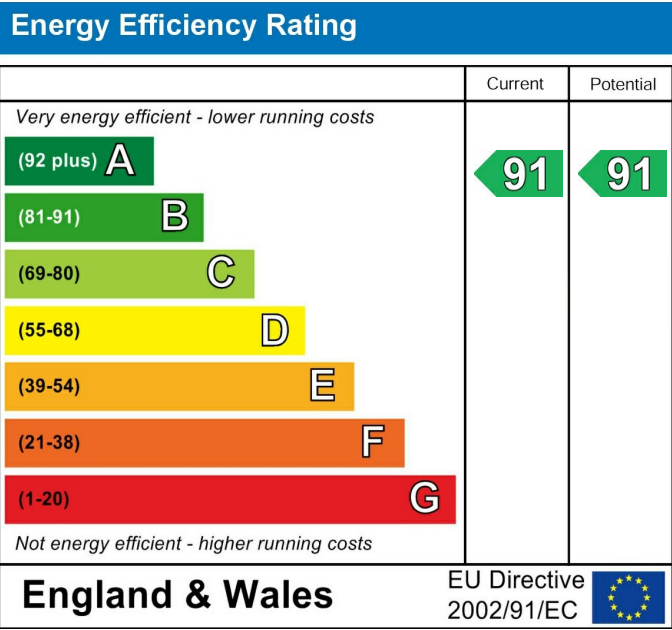
Bathroom

6'4 x 6

Tile effect vinyl flooring, low flush WC, sink, bath with shower over, radiator, ceiling light and extractor fan.

Garden

Paved patio and lawn area.



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.









