

# HUNTERS®

HERE TO GET *you* THERE



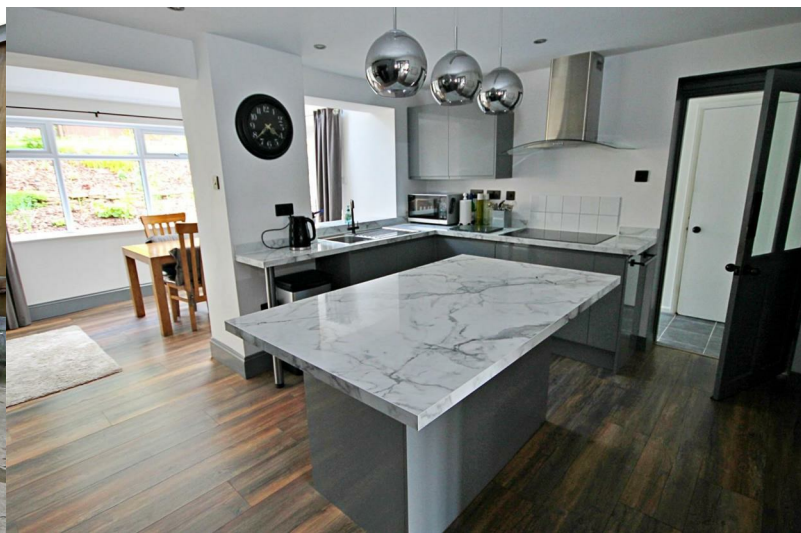
## Greenheart

Amington, Tamworth, B77 4NQ

Asking Price £290,000



Council Tax: C





# 85 Greenheart

Amington, Tamworth, B77 4NQ

Asking Price £290,000



## Living Room

15'3" x 11'9" (4.65m x 3.58m)

Double glazed 'Bow' window to the front, wood effect laminate flooring, ceiling light, power points, radiator.

## Kitchen

15'4" x 10'9" (4.67m x 3.28m)

Wood effect laminate flooring, a range of stylish, modern wall and base units, built-in oven and hob with extractor over, additional built-in double oven and microwave, integrated dish washer, separate breakfast island with ceiling lights over, stainless steel sink and drainer, ceiling downlights.

## Utility

10'9" x 8' (3.28m x 2.44m)

Ceramic tiled flooring, power points, plumbing for washing machine.

## Downstairs W.C

Double glazed window to the side, wash hand basin, low flush W.C, ceiling light.

## Office

12' x 8' (3.66m x 2.44m)

Ceiling light, power points,

## Dining Area

11'10" x 8' (3.61m x 2.44m)

Double glazed windows to the rear with additional Velux window and double doors leading to the rear garden, wood effect laminate flooring, ceiling downlights, power points, radiator.

## Bedroom One

13'5" x 8'6" (4.09m x 2.59m)

Double glazed windows to the front, carpet to floor, built-in wardrobes, ceiling light, power points, radiator.

## En-Suite

6'5" x 6'5" (1.96m x 1.96m)

Double glazed window to the front, ceramic tiled flooring and walls, walk-in shower, wash hand basin, low flush W.C, ceiling downlights, radiator.

## Bedroom Two

12'10" x 7'9" (3.91m x 2.36m)

Double glazed windows to the front, carpet to floor, ceiling light, power points, radiator.

## Bedroom Three

10'9" x 8'7" (3.28m x 2.62m)

Double glazed windows to the rear, wood effect laminate flooring, ceiling light, power points, radiator.

## Bedroom Four

11' x 7'10" (3.35m x 2.39m)

Double glazed windows to the rear, carpet to floor, ceiling light, power points, radiator.

## Family Bathroom

7'9" x 6'4" (2.36m x 1.93m)

Double glazed windows to the rear, Oak flooring, part tiled walls, bath, heated towel rail, low flush W.C, wash hand basin,

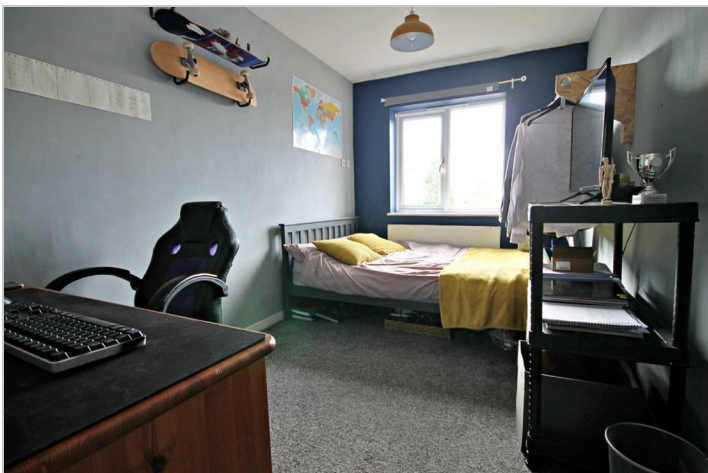
## Rear Garden

Tiered with a paved patio area leading up to lawn.

## Frontage

Full width driveway with parking for multiple vehicles, access to part-converted garage.

Tel: 01827 66277



Road Map



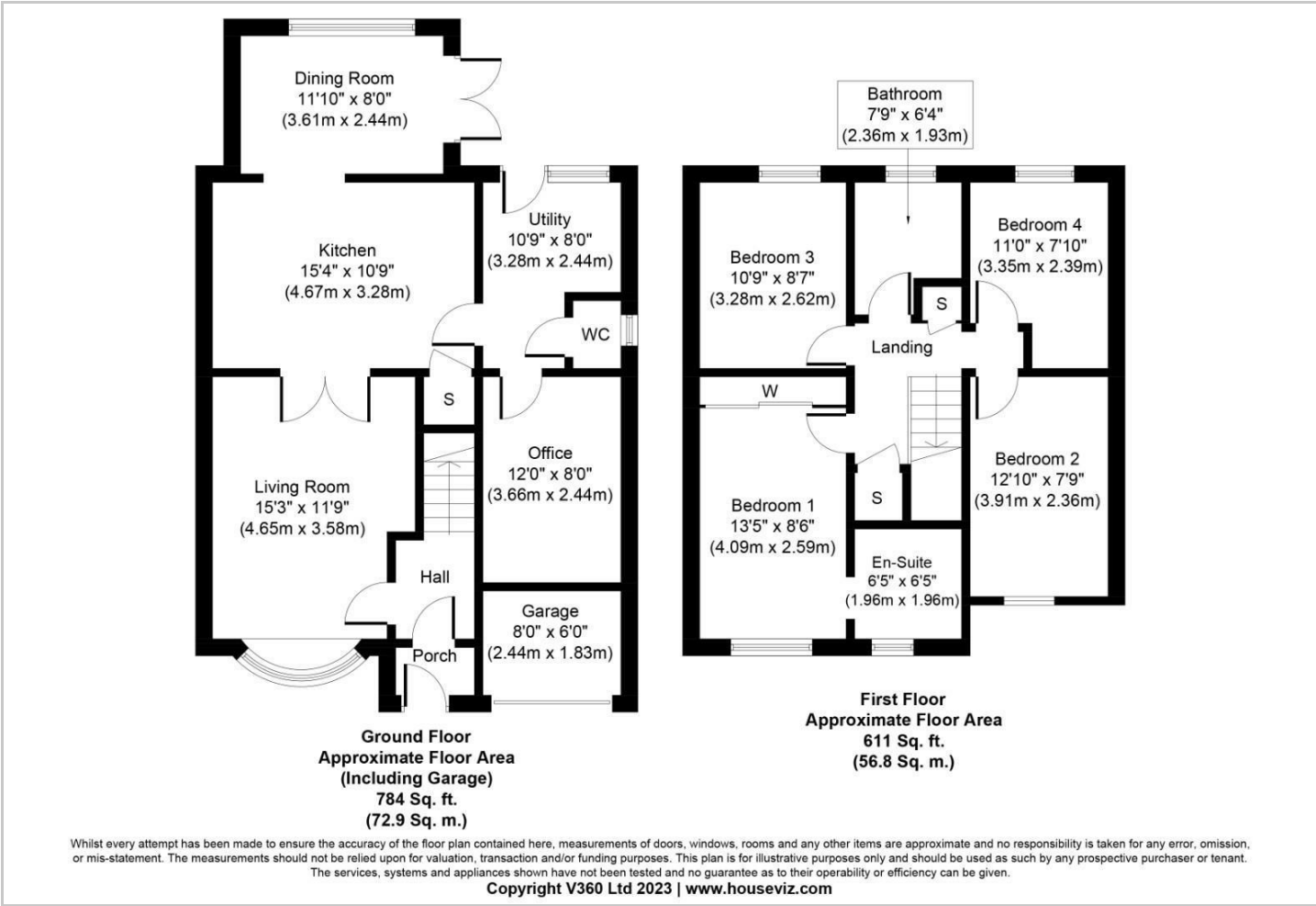
Hybrid Map



Terrain Map



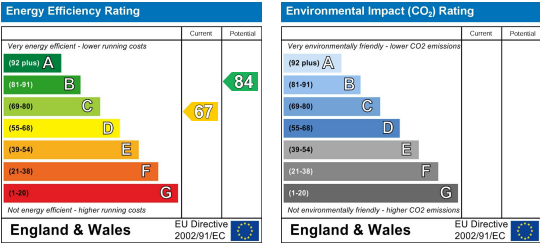
Floor Plan



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.