



HUNTERS[®]

HERE TO GET *you* THERE

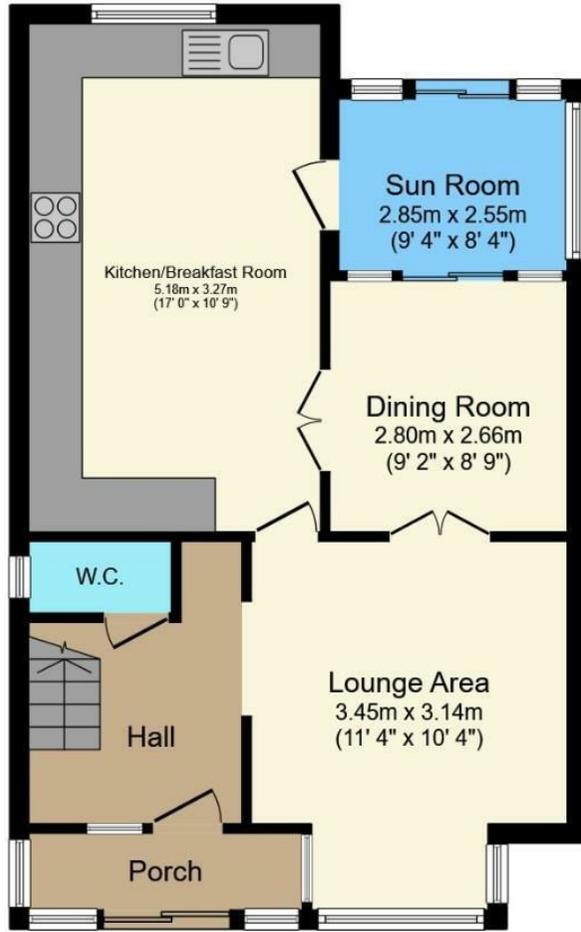
70 Newstead, Tamworth, B79 7UU

70 Newstead, Tamworth, B79 7UU

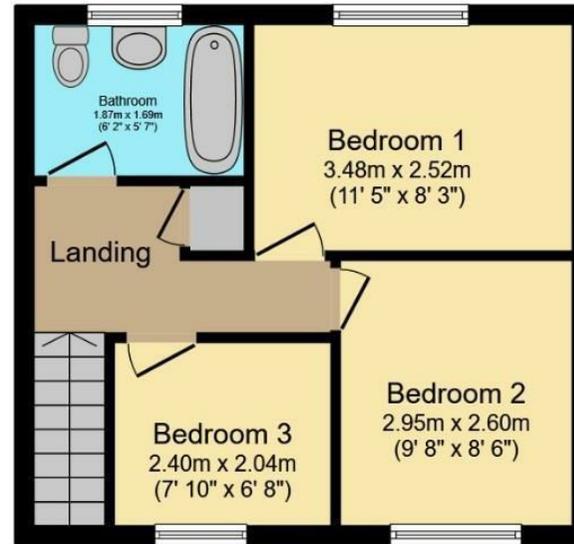
Offers In The Region Of £335,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this well presented, three bedroom, detached family home located in the sought after North side of Tamworth. This property benefits from being in close proximity to Tamworth town centre which offers a wide range of amenities and transport links, including Tamworth Train Station. Perfectly placed in the catchment area of excellent schools, this property is perfect for families looking for their new home!

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group - see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information



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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Front

Driveway, low maintenance garden.

W/C

Double glazed window to side, low flush w/c, wash hand basin, ceiling light, radiator.

Lounge

11'4" x 10'4"

Carpet, feature fire place, power points, wall lights, radiator.

Kitchen/Breakfast Room

17' x 10'9"

Double glazed windows to rear, tile effect vinyl flooring, wall and base units, built in oven and hob, stainless steel sink and drainer, tiled splash back, plumbing for washing machine, heated towel rail, power points.

Dining Room

9'2" x 8'9"

Laminate flooring, radiator, power points

Sun Room

9'4" x 8'4"

Double door to garden, wood effect laminate flooring, radiator, power points, wall lights.

Bedroom One

11'5" x 8'3"

Double glazed windows to rear, carpet, power points, radiator, built in wardrobe.

Bedroom Two

9'8" x 8'6"

Double glazed windows to front, carpet, radiator, power points.

Bedroom Three

7'10" x 6'8"

Double glazed windows to front, built in cupboard, carpet, power points, radiator.

Bathroom

6'2" x 5'7"

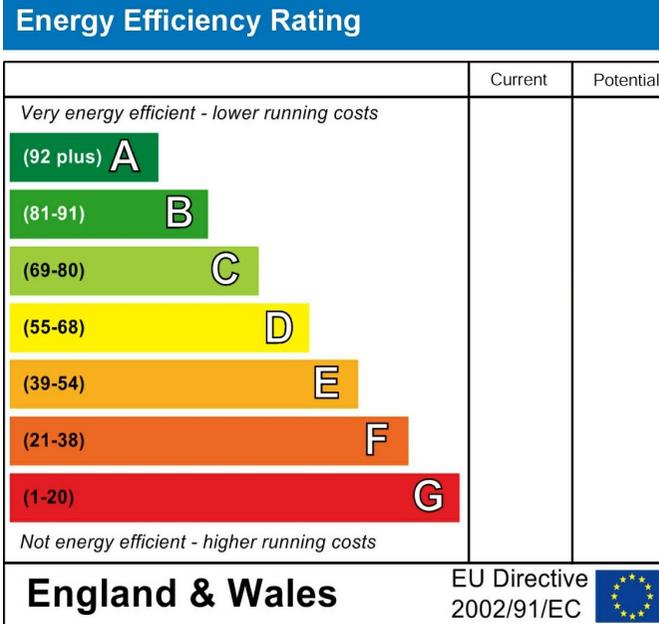
Double glazed windows to rear, low flush w/c, sink, bath with overhead shower, part tiled wall, heated towel rail.

Garden

Paved patio, decking, mature boarders, water feature.

Garage

Up and over door, power points, ceiling lights.



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.

