



**HUNTERS®**

HERE TO GET *you* THERE

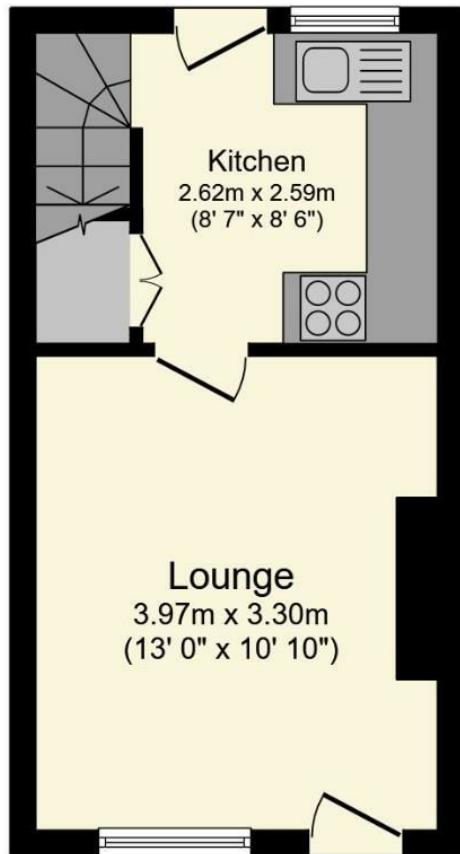
**24 New Street, Fazeley, Tamworth, B78 3RD**

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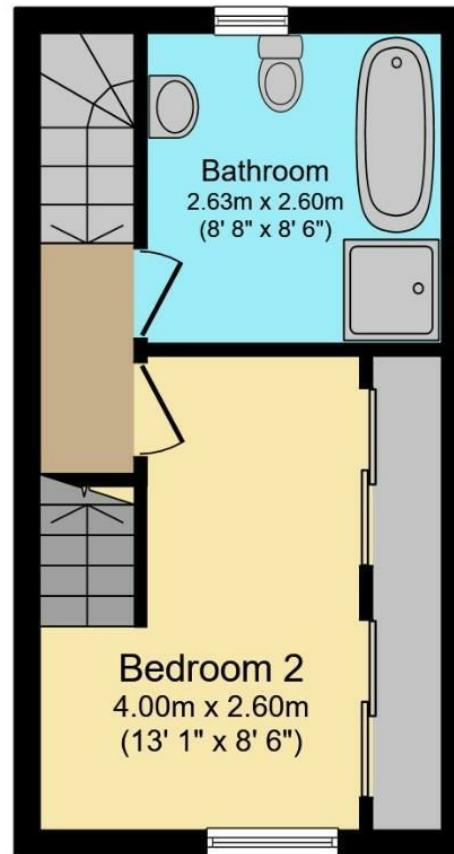
**Offers Over £196,000**

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this beautifully presented, two bedroom, mid terraced house located in the popular area of Fazeley in Tamworth. This property benefits from being in close proximity to transport links and local amenities. This property is a short distance from Tamworth town centre which hosts many amenities, restaurants and activities. Perfect for commuters with Tamworth train station in the town centre.

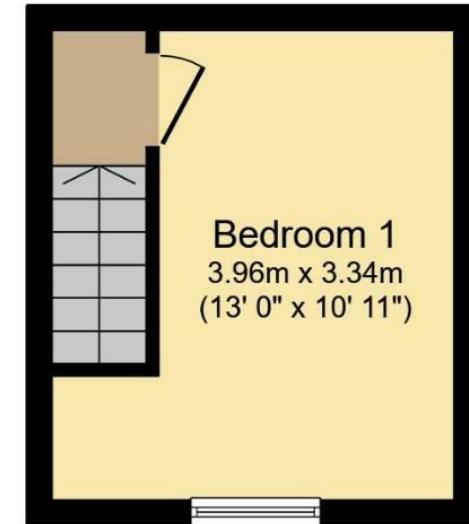
This property comprises; A lounge, kitchen, loft conversion bedroom, a further bedroom, a family bathroom and an enclosed garden. Perfect for first time buyers!



**Ground Floor**



**First Floor**



**Second 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](http://www.focalagent.com)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	91
(81-91) B	62
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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**Lounge**

13' x 10'10"

Wood effect laminate flooring, log burner, feature fireplace, double glazed window to front, power points, radiator

**Kicthen**

8'7" x 8'6"

Stone tiled flooring, plumbing for washing machine, tiled splash back, wall and base units, built in oven and hob, Belfast sink, double glazed window to rear, built in cupboard

**Bedroom 1**

13' x 10'11"

Carpeted flooring, Velux window, double glazed window to front, built in cupboard, radiator and down lights

**Bedroom 2**

13'1" x 8'6"

Carpeted flooring, double glazed window to front, two double fitted wardrobes, radiator

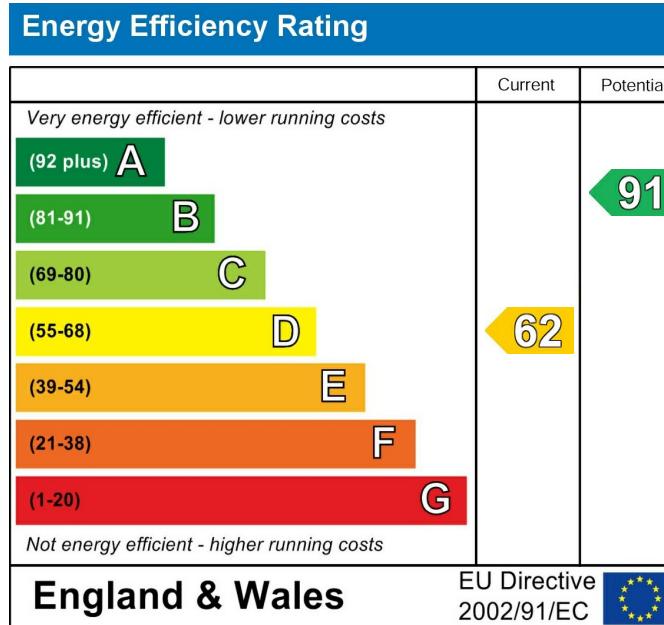
**Bathroom**

8'8" x 8'6"

Tile effect laminate flooring, double glazed window to rear, bath, sink and vanity unit, part tiled walls. walk in shower, heated towel rail

**Rear**

Paved patio, decking area, brick built shed, garden lighting and decking lighting.



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.

