



HUNTERS®

HERE TO GET *you* THERE

9 Coronation Crescent, Shuttington, Tamworth, B79 0EA

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Offers Over £320,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming, four bedroom, detached family home, located in the peaceful village of Shuttington, on the outskirts of Tamworth.

This property benefits from being in close proximity to Tamworth town centre all while having the peace of the countryside at once! Perfect for families as it is in the catchment area for excellent schools! There is access to local transport links and local amenities! To top it off Shuttington is the home of the popular Wolferston Arms, a local pub/restaurant!

In brief, this property comprises: A porch, entrance hall, downstairs WC, living room, kitchen/breakfast area, conservatory, utility/garage, four double bedrooms, a family bathroom and an enclosed garden. To the front of the property is a driveway with parking for multiple vehicles.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



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		
EU Directive 2002/91/EC		
England & Wales		

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

Front

Driveway, lawn

Downstairs WC

Tiled effect vinyl flooring, low flush WC, sink and vanity, double glazed window to side built in cupboard, heated towel rail

Living room

22'1" x 11'7"

Carpeted flooring, patio door to rear, double glazed window to front, feature fireplace, radiator

Kitchen/breakfast room

13'5" x 9'3"

Tiled effect vinyl flooring, stainless steel sink and drainer, wall and base units, built in oven and hob, built in microwave, radiator, ceiling light, power points

Conservatory

16'2" x 8'2"

Wood effect vinyl flooring, ceiling light, door to garden

Utility/ Garage

20'3" x 8'7"

Up and over door, power points, door to garden, lighting

Bedroom 1

11'7" x 9'7"

Carpeted flooring, double glazed window to front, radiator, built in wardrobe, ceiling light

Bedroom 2

11'8" x 10'4"

Carpeted flooring, double glazed window to rear, power points, radiator

Bedroom 3

10'3" x 9'3"

Carpeted flooring, double glazed window to rear, power points, radiator, built in cupboard

Bathroom

8'2" x 5'10"

Tile effect vinyl flooring, heated towel rail, low flush WC, double glazed window to rear, sink, bath with shower overhead, down lights

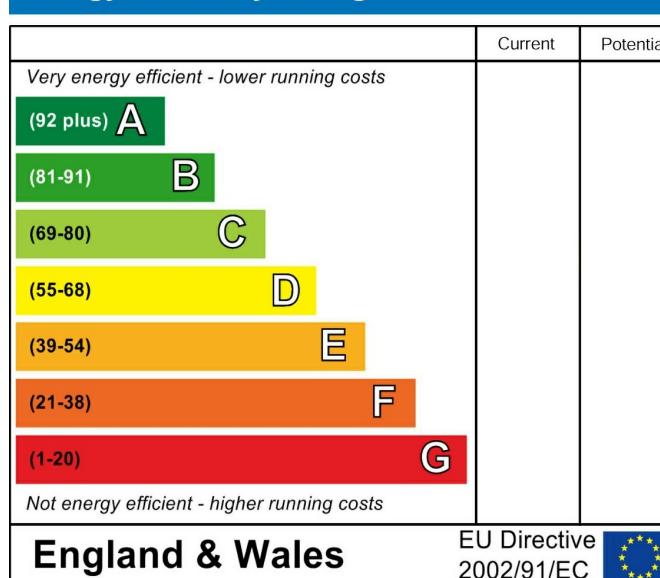
Bedroom 4

10'3" x 5'10"

Carpeted flooring, double glazed window to front, built in cupboard, power points, radiator

Garden

Paved patio, lawn, mature borders

Energy Efficiency Rating

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.



