



HUNTERS[®]
HERE TO GET *you* THERE

20 Swallowfield, Tamworth, B79 7SG

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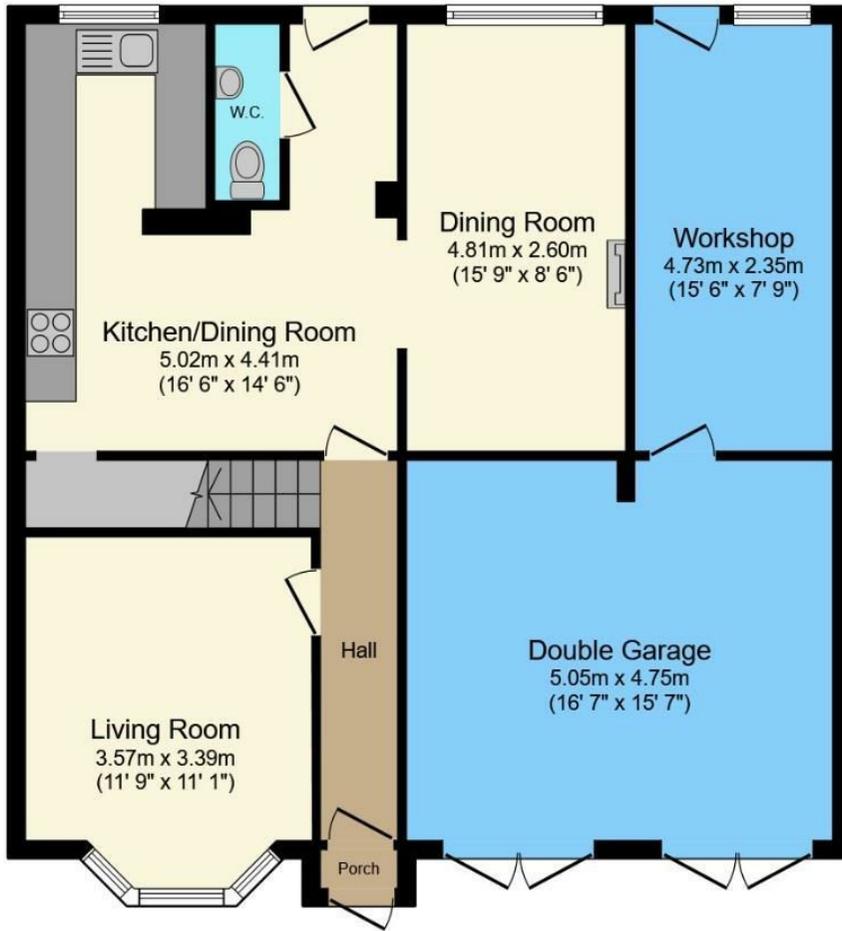
Asking Price £315,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming, spacious, four bedroom, semi detached family home located in the sought after Riverside location in Tamworth.

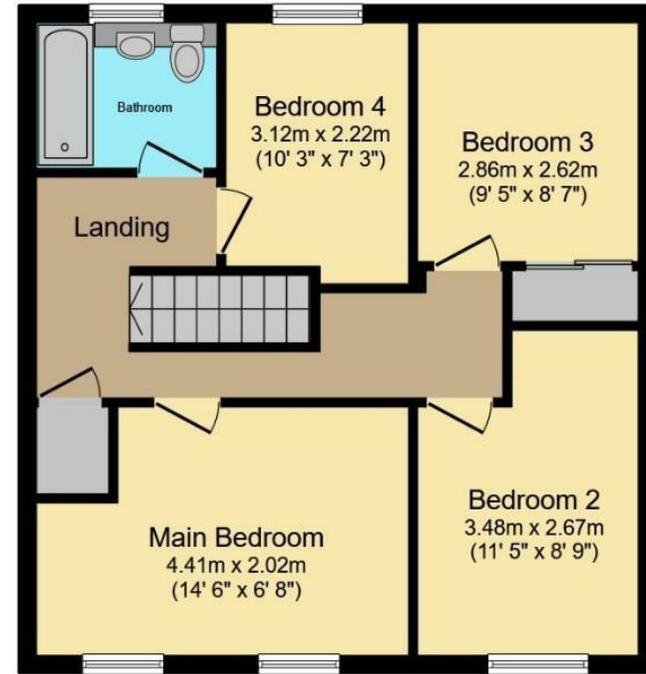
This property benefits from being in close proximity to Ventura retail park which hosts a number of popular shops and Tamworth Town centre which hosts local amenities, restaurants and transport links including Tamworth train station. This property is perfect for families as it is in the catchment area of excellent schools. Perfect for commuters with access to the A5 and the M42!

In brief, this property comprises; An entrance hall, living room, kitchen/ dining room, downstairs WC, dining room, four bedrooms, a family bathroom, workshop, double garage and an enclosed garden.

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!



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			
		73	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Front

Driveway with parking for multiple vehicles, lawn to side

Living room

11' 9" x 11' 1"

Carpeted flooring, double glazed bay window to front, feature fireplace, radiator

Kitchen/ dining room

16' 6" x 14' 6"

Kitchen area - Ceramic tiled flooring, double glazed window to rear, plumbing for washing machine and dryer, wall and base units, stainless steel sink and drainer, tiled splash back, power points.

Dining area - Wood effect flooring, radiator, built in cupboard, power points

Downstairs WC

Ceramic tiled flooring, walk in shower, sink, low flush WC, double glazed window to rear, tiled splash back, part tiled walls.

Dining room

15' 9" x 8' 6"

Carpeted flooring, double glazed window to rear, radiator, feature fireplace

Workshop

15' 6" x 7' 9"

Garage

16' 7" x 15' 7"

Main bedroom

14' 6" x 6' 8"

Carpeted flooring, 2x double glazed windows to front, power points, radiator

Bedroom 2

11' 5" x 8' 9"

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

Bedroom 3

9' 5" x 8' 7"

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

Bathroom

Bath with shower overhead, sink and low flush WC with vanity unit, double glazed window to rear, part tiled walls, radiator

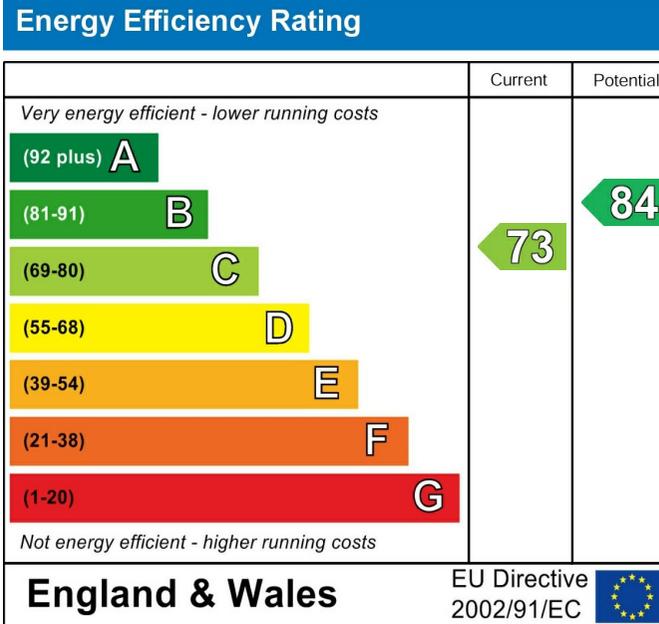
Bedroom 4

10' 3" x 7' 3"

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

Garden

Block paved patio, lawn, mature borders



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.









