



Greenheart, Tamworth

- BEAUTIFULLY PRESENTED, EXTENDED PROPERTY
- POPULAR LOCATION
- CLOSE PROXIMITY TO SCHOOLS AND COMMUTER ROUTES
- FOUR BEDROOMS
- IDEAL FAMILY HOME
- POTENTIAL FIFTH BEDROOM

Offers Over £279,950

HUNTERS®
HERE TO GET *you* THERE

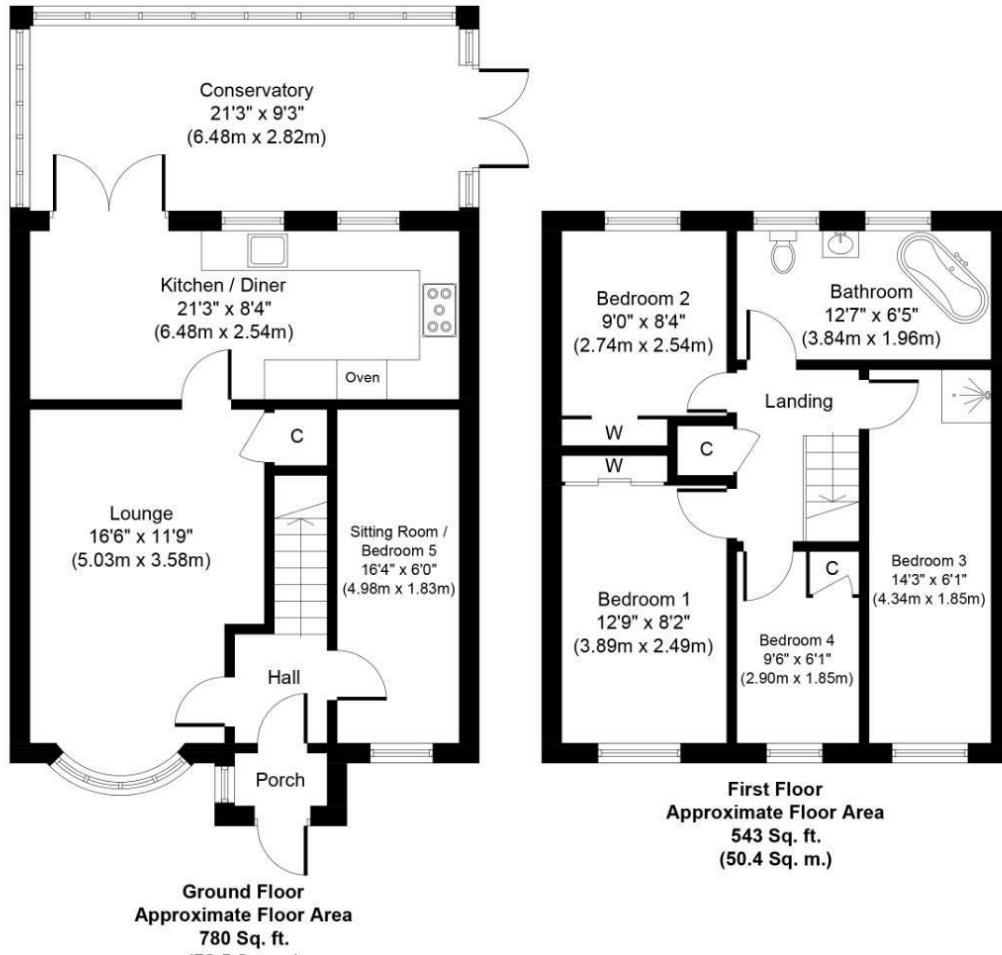
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DESCRIPTION

Hunters are delighted to offer FOR SALE this beautifully presented, extended, four bedroom semi-detached property located within the ever popular area of Amington. This stunning property is decorated to an extremely high standard and has to be viewed to be fully appreciated. Located within very close proximity to both Primary and Secondary schools as well as only a few minutes drive to major commuter routes, the property is ideally placed for families looking for their forever home. In brief the property comprises; entrance hall, lounge, further sitting room (currently being used as a fifth bedroom), modern, spacious kitchen/breakfast room with hand built ,Oak units and granite and Oak work surfaces, modern conservatory. To the first floor there are four bedrooms with a stylish bathroom. The property also benefits from a low maintenance rear garden with space substantial decking areas and to the front you will find a full width driveway with parking for multiple vehicles.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

6 Victoria Road, Tamworth, B79 7HL

Tel: 01827 66277 Email:

tamworth@hunters.com [https://www.hunters.com](http://www.hunters.com)



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	
(81-91)	B		
(69-80)	C	68	
(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	

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.

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