



HUNTERS[®]
HERE TO GET *you* THERE

5 Odiham Close, Tamworth, B79 8SB

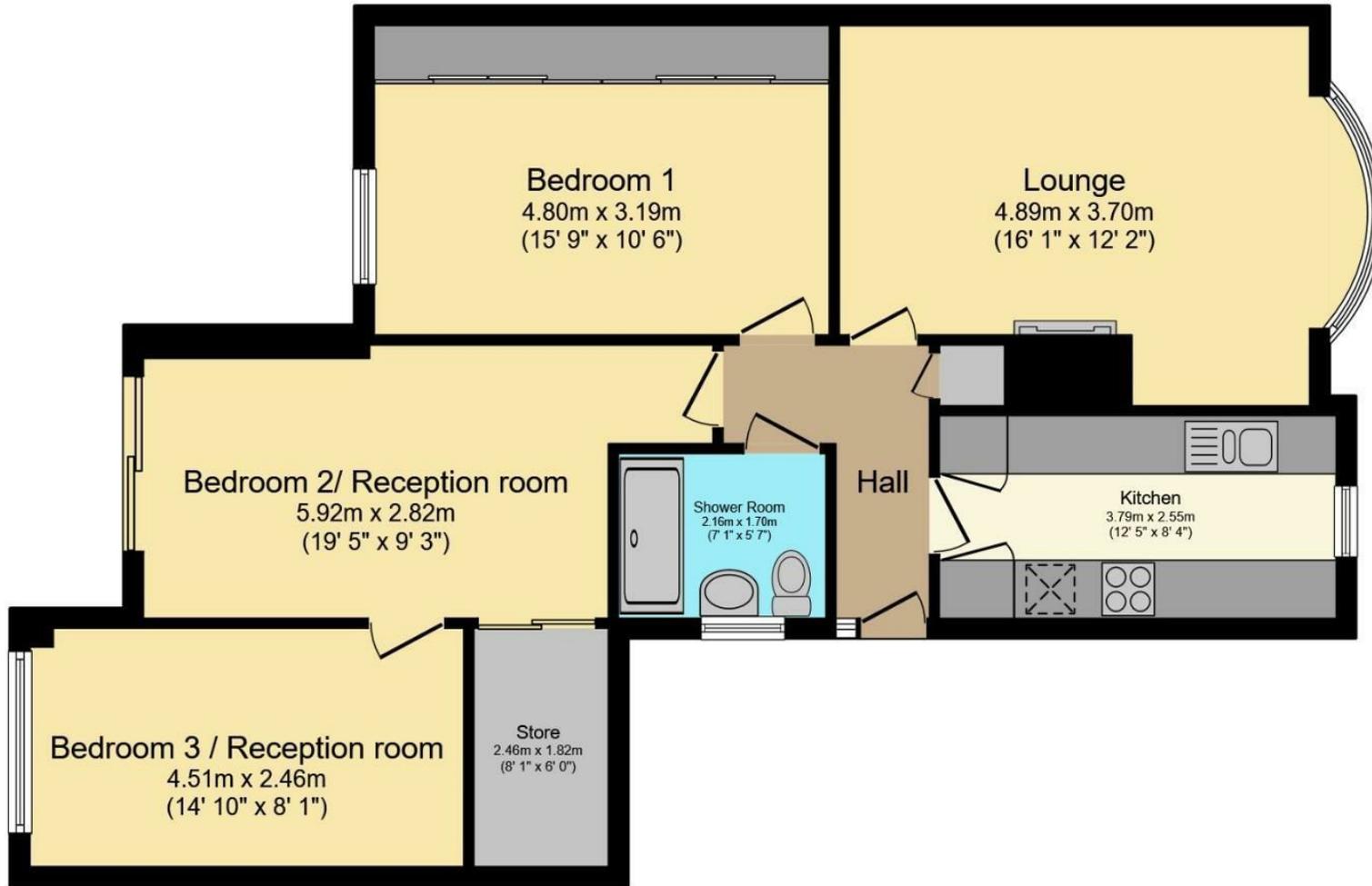
5 Odiham Close, Tamworth, B79 8SB

Offers In The Region Of £300,000

HUNTERS OF TAMWORTH are excited to offer FOR SALE this beautifully presented, two bedroom, semi-detached extended bungalow!

Situated in the highly sought after North side of Tamworth location, this superb bungalow benefits from being close to Tamworth Town Centre, Ventura retail park, commuter routes, excellent schools and local amenities perfect for those looking to downsize.

In brief the property comprises; Good sized driveway with car port, entrance hall, lounge, kitchen, reception room or third bedroom, two double bedrooms and a family bathroom. To the rear of the property is an enclosed garden.



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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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

Tarmac and chippings.

Hallway

Laminate flooring, storage cupboard.

Lounge

Double glazed bay window to front, carpet, ceiling lights, power point, working gas fire.

Kitchen

Vinyl flooring, double glazed windows to front, range of wall and base units, gas hob and electric oven, plumbing for appliances, storage cupboard, ceiling lights, power points.

Bedroom One

Double glazed windows to rear, carpet, radiator, ceiling light fan, power points, built in wardrobes.

Extended Bedroom Two

(Currently being used as another lounge) Double glazed sliding patio doors to rear, double glazed window to side, ceiling lights, wall lights, power points, radiator, door to bedroom three.

Bedroom Three

(Part garage conversion) Double glazed windows to rear, carpet, ceiling lights, power point, radiator.

Shower Room

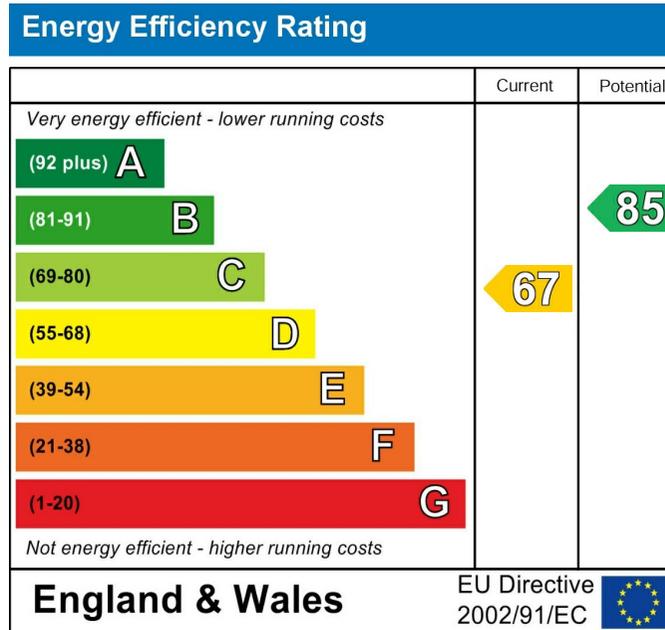
Double glazed windows to side, walk in double shower, low flush w/c, basin and vanity unit, radiator, tiled flooring, ceiling light.

Rear Garden

Gravel and paved, fenced boundaries, plants and shrubbery.

Store

Previously a garage



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.





