



HUNTERS®
HERE TO GET *you* THERE

44 Ethelfleda Road, Hockley, Tamworth, B77 5HS

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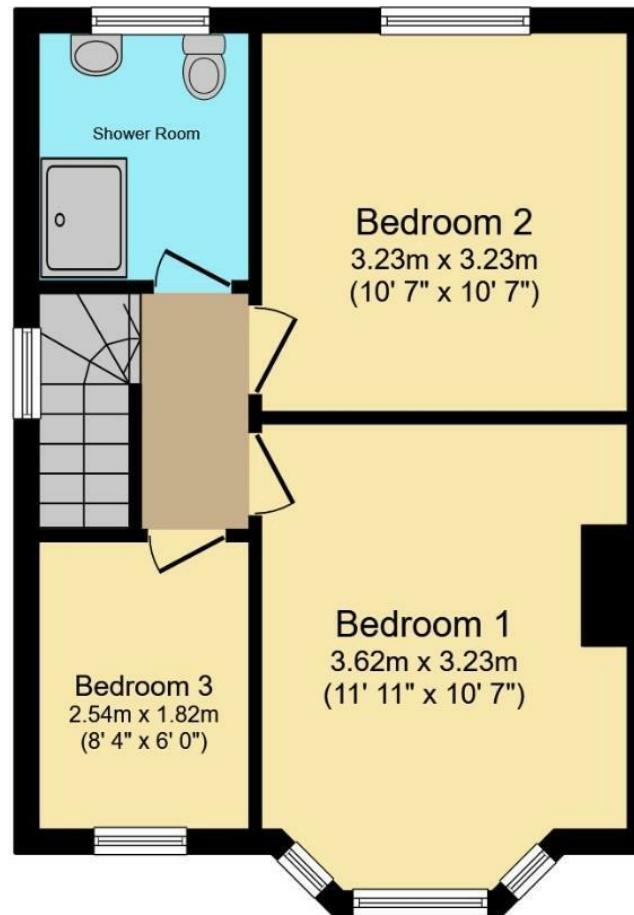
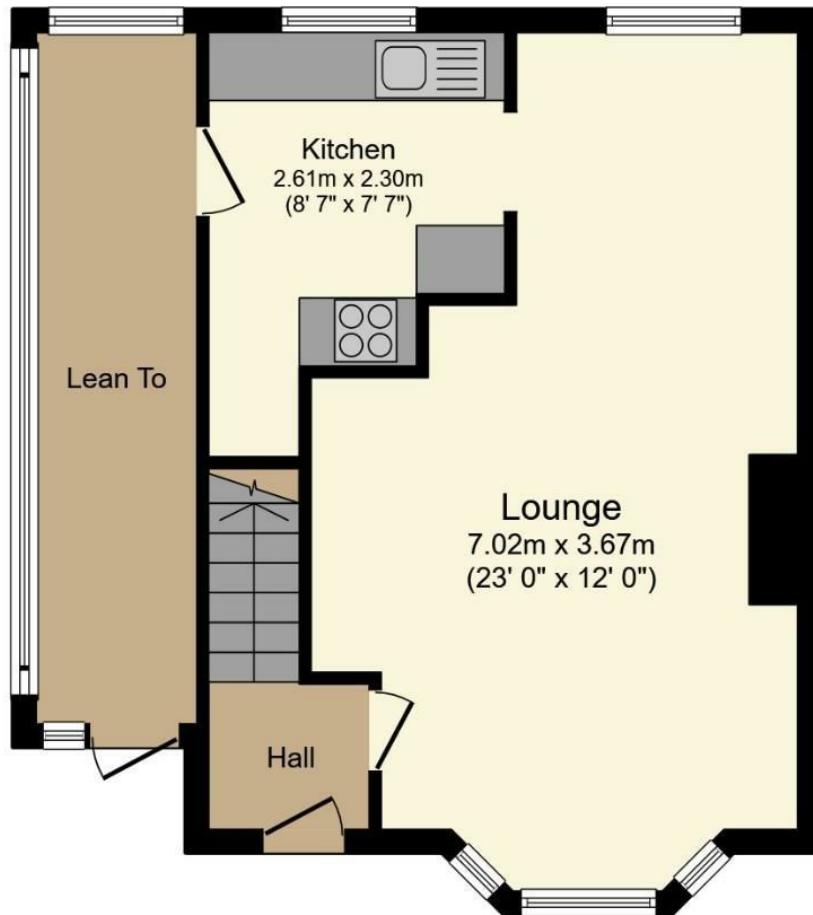
Asking Price £240,000

HUNTERS OF TAMWORTH are pleased to be offering for sale this semi detached, three bedroom family home located in the sought after area of Hockley.

This property benefits from a large corner plot offering potential for extension/development. Located in close proximity to excellent schools, local amenities and transport links. Perfect for commuters with easy access to M42 and A5 roads.

The property comprises: an entrance hall, lounge, kitchen, lean-to, three good sized bedrooms, shower room, an extensive garden and sizeable off road parking.

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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	89	
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Lounge

23' x 12'

Carpeted flooring, double glazed window to rear, double glazed bay window to front, power point, radiator, built in cupboard.

Kitchen

8' 7" x 7' 7"

Double glazed window to rear, wall and base units, built in oven and hob, tiled splash back, built in cupboard, stainless steel sink and drainer, plumbing for washing machine and dryer.

Bedroom 1

11' 11" x 10' 7"

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

Bedroom 2

10' 7" x 10' 7"

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

Shower room

Walk in shower, heated towel rail, double glazed window to rear, low flush WC, part tiled walls, sink

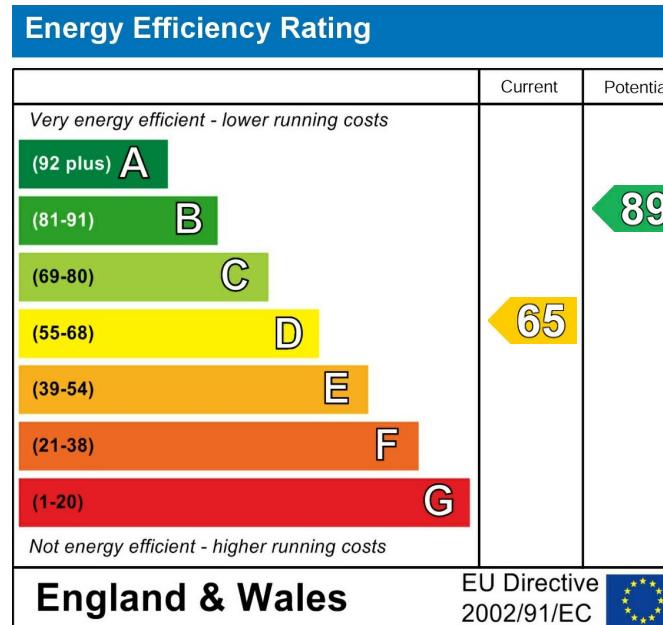
Bedroom 3

8' 4" x 6'

Carpeted flooring, double glazed window to front, radiator, power point.

Garden rear

Large plot, driveway, lawn, mature boarders.



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.





