



## Surrey Drive, Tamworth

- DETACHED
- CONSERVATORY
- EXCELLENT LOCATION
- LARGE DRIVEWAY
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DINING ROOM

**Offers In Excess Of £350,000**

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HERE TO GET *you* THERE



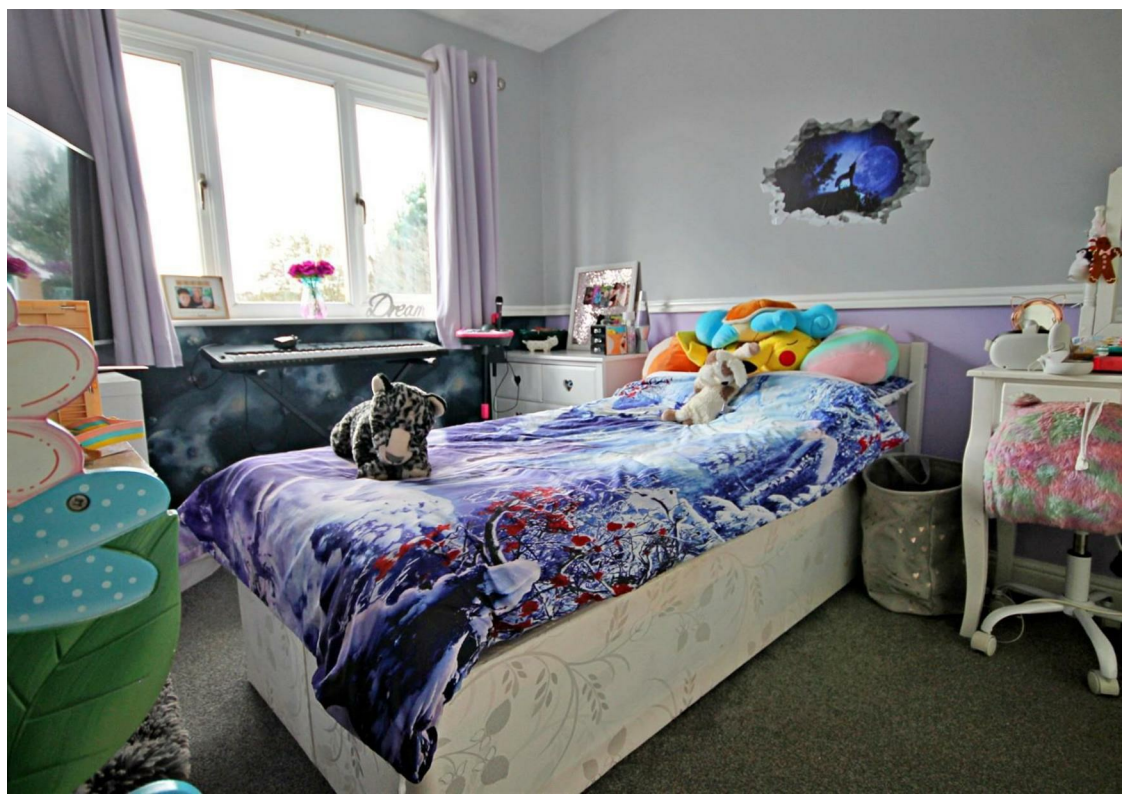
# Surrey Drive, Tamworth

## DESCRIPTION

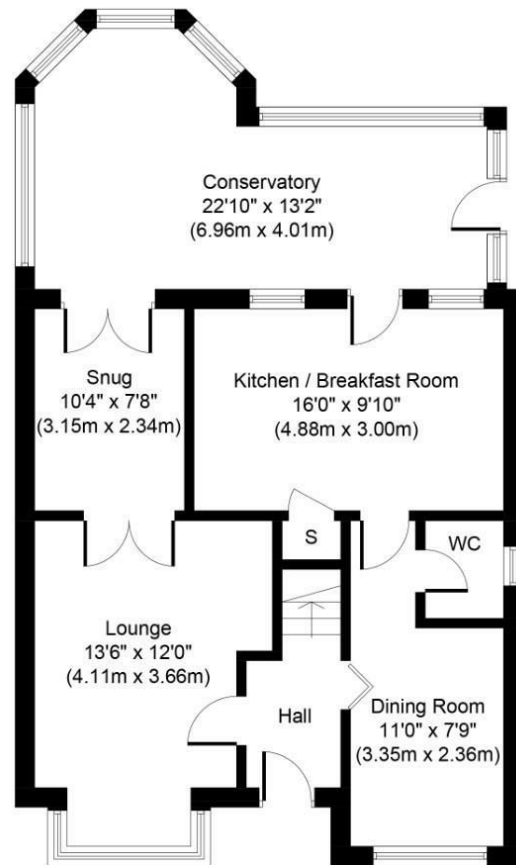
This delightful four-bedroom detached family home is ideally located within the ever popular county drive estate and offers an abundance of space throughout. Perfectly placed for access to Ventura Park shopping and all commuter routes this charming property in brief comprises; entrance hall, living room, dining room, sitting room, kitchen/breakfast room, conservatory, cloakroom, four bedrooms, family bathroom and an en-suite to bedroom one which requires refurbishment. There is a driveway to the front and an enclosed garden to the rear with patio and lawn.



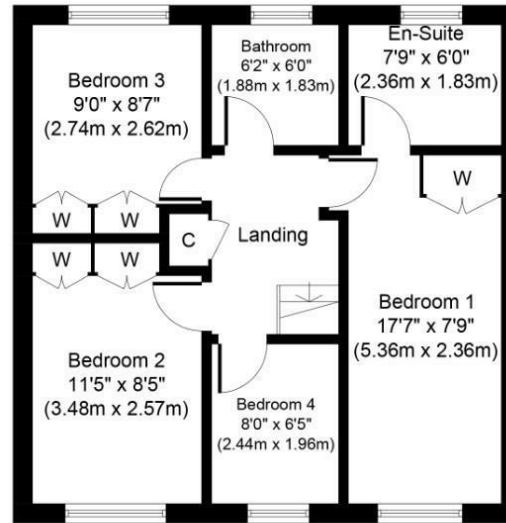








**Ground Floor**  
Approximate Floor Area  
861 Sq. ft.  
(80.0 Sq. m.)



**First Floor**  
Approximate Floor Area  
569 Sq. ft.  
(52.9 Sq. m.)

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](mailto:tamworth@hunters.com) <https://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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