



**Cedar Crescent, Tamworth**  
, B78 2JQ

**Asking Price £320,000**



# Cedar Crescent, Tamworth

## DESCRIPTION

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming three bedroom detached family home, situated in the desirable cul-de-sac location of Cedar Crescent within the ever popular area of Kingsbury, rural North Warwickshire. Within walking distance to the popular Kingsbury Water Park, access to local amenities and motorway transport links and catchment for the local primary and secondary schools, this property is the perfect family home.

In brief this property comprises: Entrance porch, entrance hallway, living room, dining room, kitchen, two double bedrooms, 1 single bedroom and a family bathroom. There is an attached tandem style garage, driveway for multiple vehicles and a beautiful south facing mature rear garden.



# ROOMS

Porch

Entrance Hallway

Living Room

12'4" x 14'3"

Double glazed window to the front, carpeted flooring, electric fire and an archway to the dining room.

Dining Room

9'10" x 7'4"

Double glazed window to the rear, carpeted flooring and a door through to the kitchen.

Kitchen

9'10" x 7'7"

Tiled flooring, double glazed window to rear and a double glazed door through to the garage.

Bedroom 1

11'1" x 9'4"

Double glazed window to rear, carpeted flooring and built in wardrobes.

Bedroom 2

11'6" x 8"

Double glazed window to the front and carpeted flooring.

Bedroom 3

8'8" x 7'4"

Double glazed window to the front, built in wardrobes and carpeted flooring.

Bathroom

6'7" x 6'2"

Double glazed window to rear, tiled flooring, corner shower, w/c and vanity with basin.

Garage

Tandem style, with a brand new roof. Utility area, up and over garage door and a double glazed door to the rear leading to the rear garden.

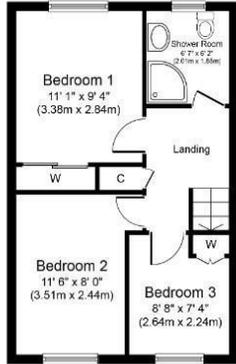
Rear Garden

Large lawn area, mature shrubs and a shed.

Frontage

Tandem garage and driveway for multiple vehicles.





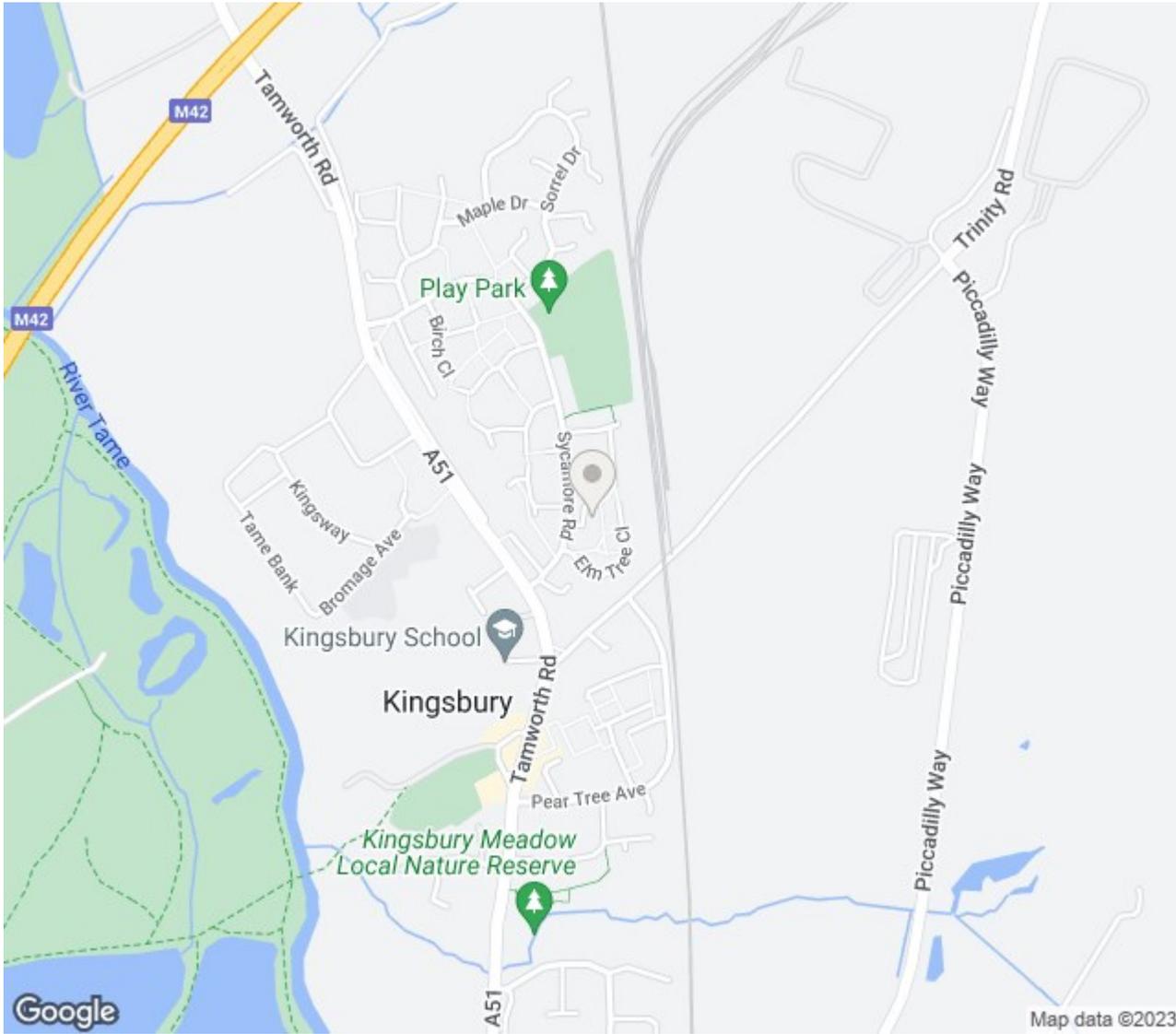
**First Floor**  
**Approximate Floor Area**  
**372 sq. ft.**  
**(34.6 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**550 sq. ft.**  
**(51.1 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.





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### 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.

**6 Victoria Road, Tamworth, B79 7HL | 01827 66277 | [tamworth@hunters.com](mailto:tamworth@hunters.com)**







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.