



HUNTERS[®]
HERE TO GET *you* THERE

1 Armitage Close, Amington, Tamworth, B77 4FZ

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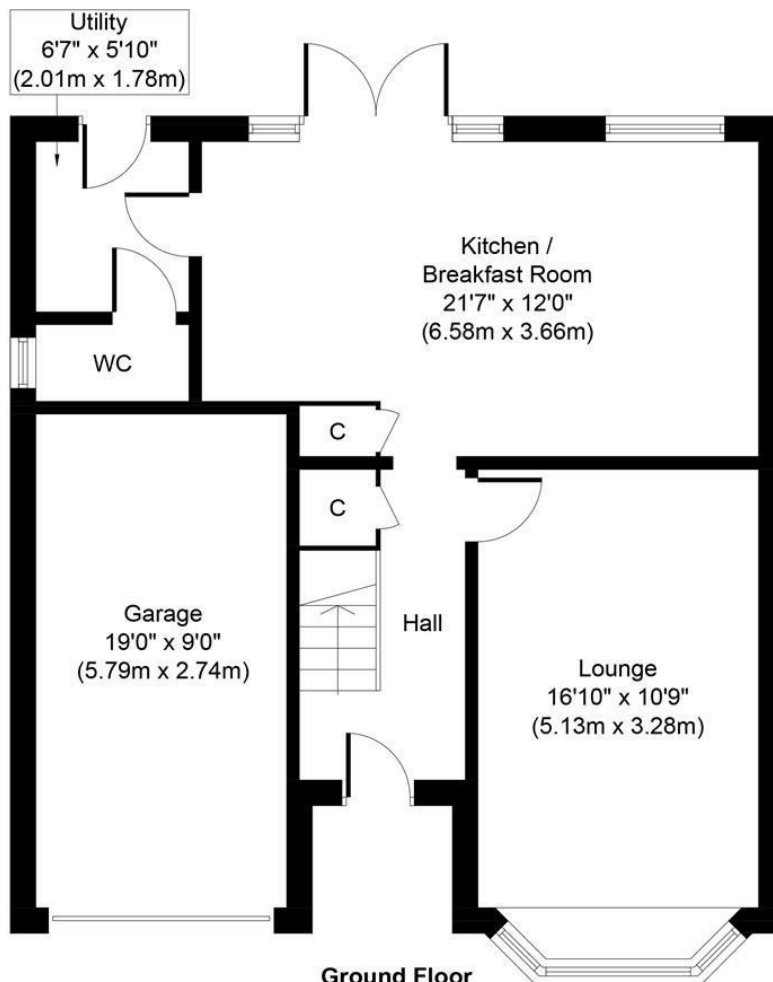
Asking Price £430,000

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this beautifully presented, four bedroom, detached family home, located in the highly sought after Redrow built estate in Amington!

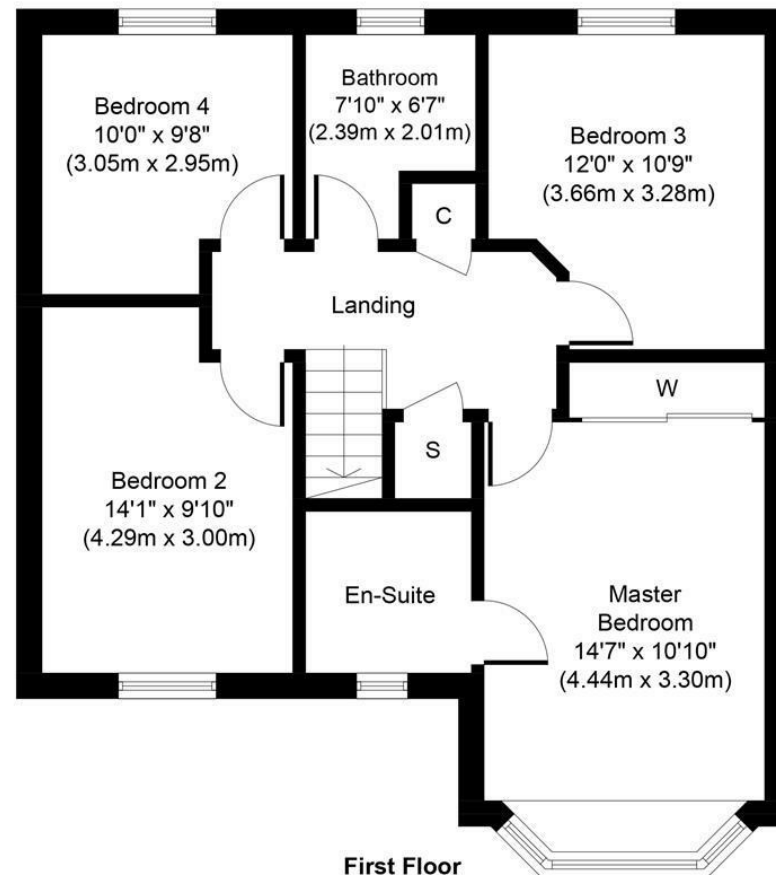
Sit within a quiet cul-de-sac the property is perfect for families and is within easy access to commuter routes, local shops, amenities and schools.

This outstanding property in brief comprises; Garage, entrance hallway, lounge, kitchen diner, downstairs W/C, master bedroom with en-suite, three further good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden.

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!



Ground Floor
Approximate Floor Area
(Including Garage)
802 Sq. ft.
(74.5 Sq. m.)



First Floor
Approximate Floor Area
755 Sq. ft.
(70.1 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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
Driveway, lawn.

Lounge
16'2" x 10'10"
Double glazed bay window to front, carpet, radiator, power points.

Kitchen
21'7" x 11'11"
Ceramic floor tiles, double glazed French doors to garden, wall and base units, built-in oven with gas hob and extractor fan, built in fridge freezer and dishwasher, granite worktops with sink and drainer , built in pantry cupboard, radiator and TV point

Utility Room
6'7" x 5'10"
Ceramic tiled floor, wall and base units, plumbing for washing machine, radiator, power points, granite worktops with back door to garden.

W/C
Double glazed windows to side, ceramic tiled floor, part tiled walls, sink, low flush w/c, radiator.

Main Bedroom
14'8" x 10'10"
Double glazed bay window to front, carpet, built in wardrobes, power points, radiator, TV Point

En-suite
Ceramic tiled floor, walk in shower, sink, low flush w/c, double glazed windows to front, heated towel rail, part tiled wall.

Bedroom Two
14'2" x 9'11"
Double glazed windows to rear, carpet, power points, radiator.

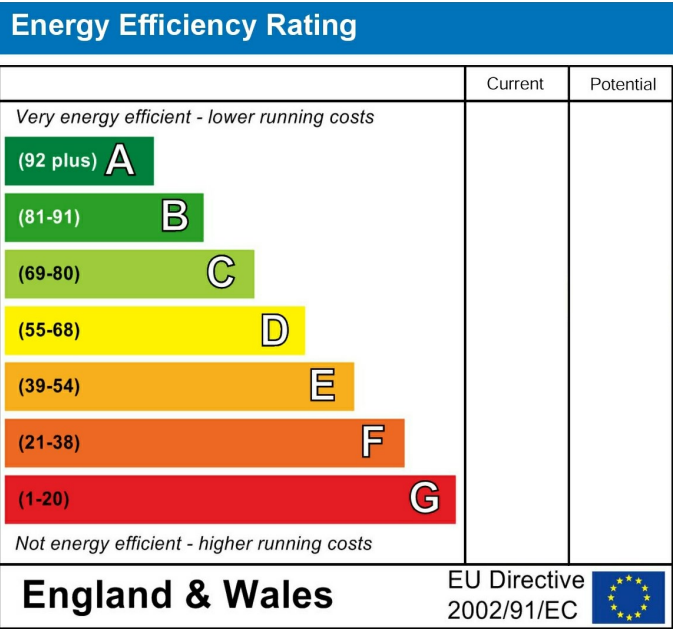
Bedroom Three
11'11" x 10'9"
Double glazed windows to front, carpet, power points, radiator.

Bedroom Four
10' x 9'7"
Double glazed windows to rear, carpet, power points, radiator.

Bathroom
8' x 6'9"
Ceramic tiled floor, bath with overhead shower, low flush w/c, sink, double glazed windows to rear, heated towel rail, part tiled walls.

Garden
Paved patio, lawn, double electric outdoor plugs and exterior tap

Garage
16'7" x 8'9"
Electric charging point for car



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.



