



Sheepcote Lane, Tamworth
, B77 3JN

Offers In Excess Of
£100,000



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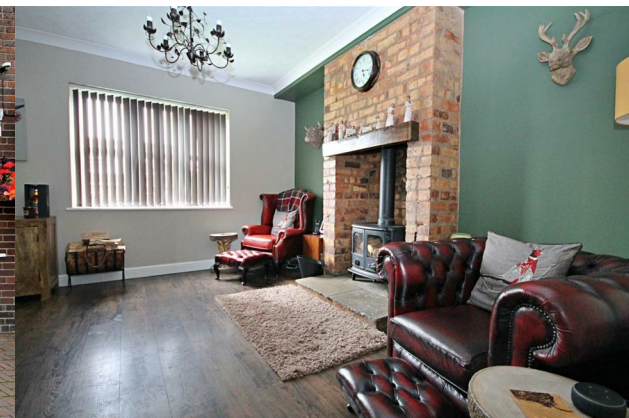
HUNTERS[®]
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Sheepcote Lane, Tamworth

DESCRIPTION

HUNTERS OF TAMWORTH are delighted to offer FOR SALE this outstanding, traditional, three bedroom, semi detached family home. Ideally positioned close to the local shops and amenities of Amington village and walking distance to the local secondary and primary schools, the property is also on a local bus route and not far for the main transport links and commuter routes. Within easy reach of Tamworth Town centre and the popular Ventura retail park, this charming property in brief comprises; porch, lounge, kitchen/breakfast room, utility room, WC, outside toilet, summerhouse/games room, three bedrooms, en-suite shower room and a family bathroom.

There is a substantial driveway to the front with parking for multiple vehicles or motorhome/caravan and to the rear is an enclosed garden with patio, lawn and mature borders.



ROOMS

Living Room
27'5 x 13'5
feature brick fire place with solid fuel burner, oak effect flooring, stairs to first floor, double glazed windows to front, power point, radiators

Kitchen/Dining Room
22'3 x 11'10
oak effect flooring, tri-fold doors to garden, radiator, original wall and base units set into a modern layout and surround, tiled splash backs, built in oven and hob, extractor, down lights, stainless steel sink and drainer

Utility Room
11'9 x 4'7
power points, door to side, units, radiator

Principal Bedroom
15'1 x 11'10
carpeted, double glazed window to rear, fitted wardrobes, power points, radiators

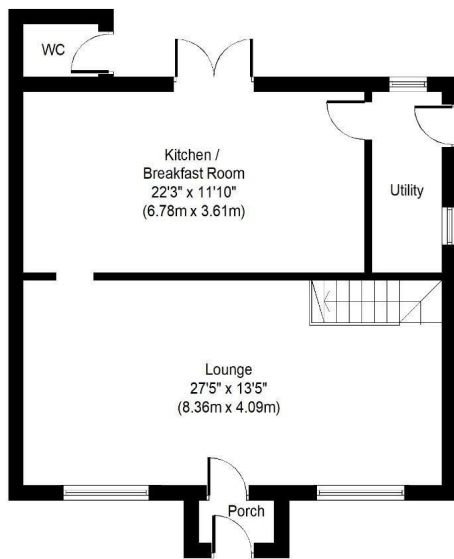
En- Suite
low flush WC, sink, walk in shower, double glazed window to rear, radiator

Bedroom Two
14'5 x 10'2
carpeted, double glazed window to front, power point, radiator

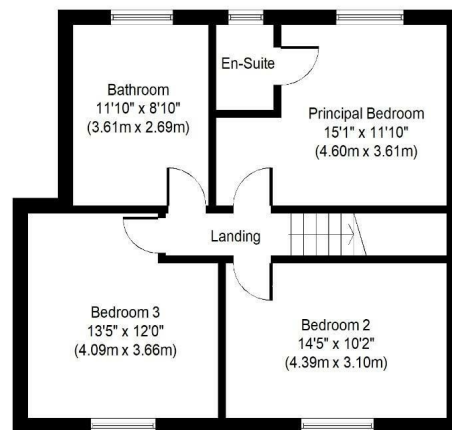
Bedroom Three
13'5 x 11'11
carpeted, double glazed window to front, built in wardrobes, radiator

Bathroom
10'10 x 8'10
wood effect laminate flooring, double glazed window to rear, roll top bath, low maintenance cladding to walls, sink incorporated within a vanity unit, walk in shower, low flush WC





Ground Floor
Approximate Floor Area
746 Sq. ft.
(69.3 Sq. m.)

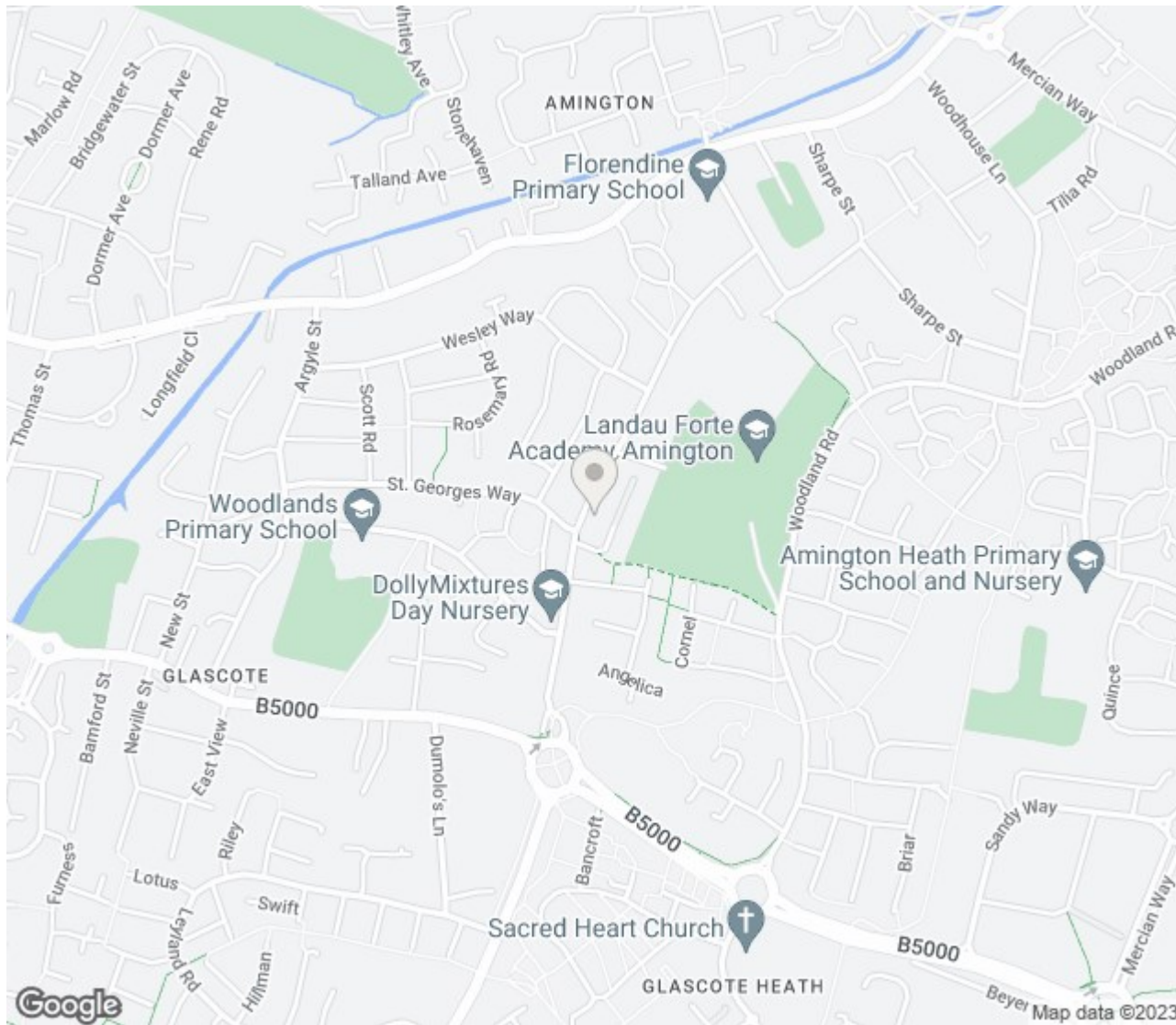


First Floor
Approximate Floor Area
669 Sq. ft.
(62.2 Sq. m.)

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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

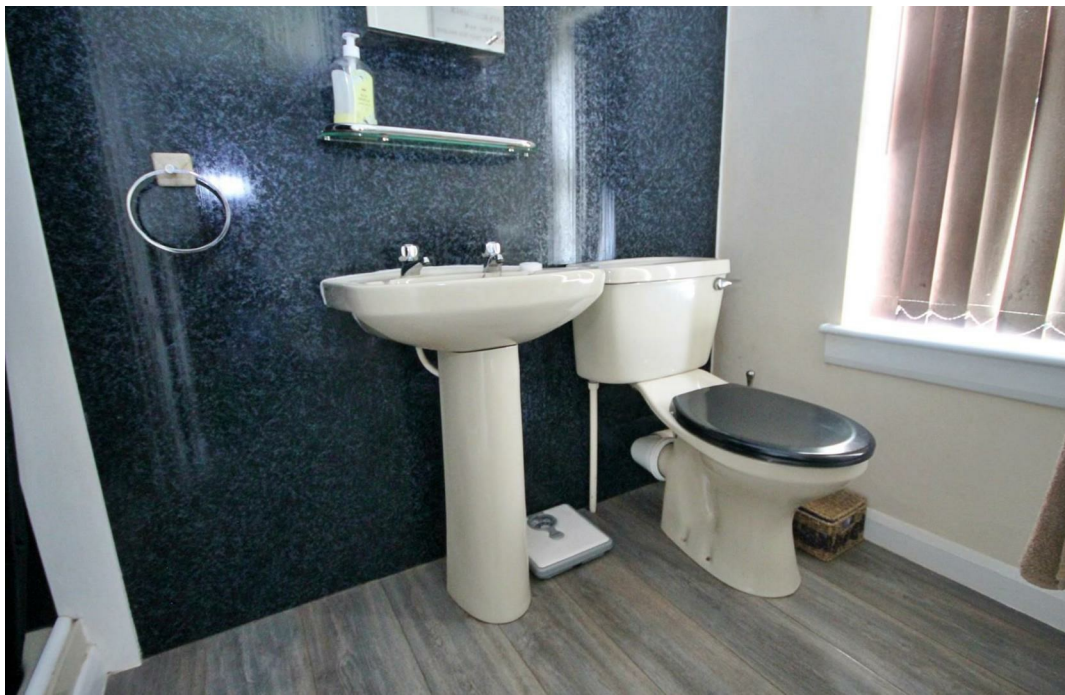
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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.