



**HUNTERS®**  
HERE TO GET *you* THERE

33 St. Peters Close, Tamworth, B77 1BX

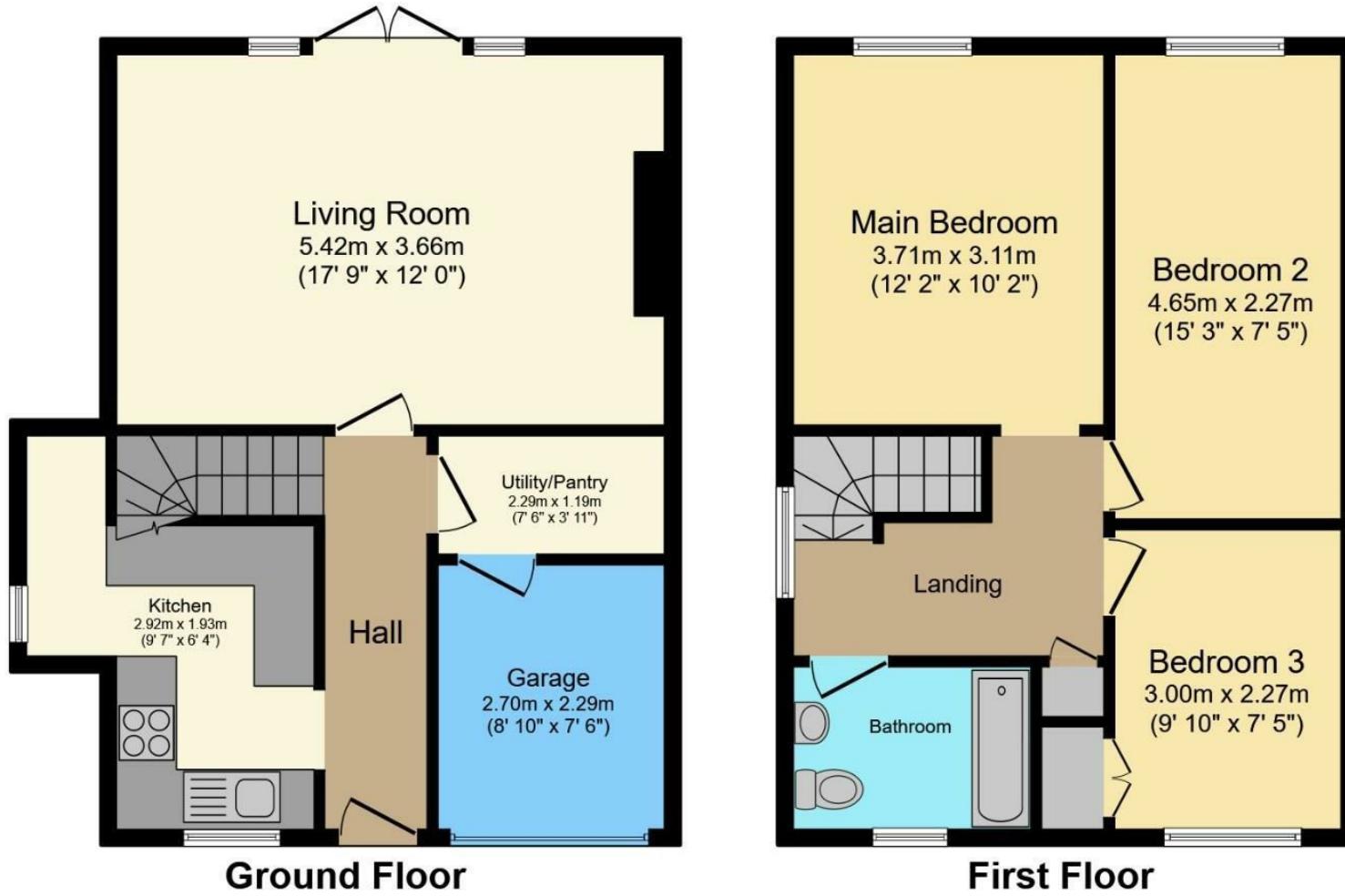
33 St. Peters Close, Tamworth, B77 1BX

Offers Over £250,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming three bedroom semi-detached family home!

Located in Tamworth the property benefits from being within close proximity to Tamworth town centre, local shops, amenities and transport links which is perfect for first time buyers and families looking for their next home!

In brief the property comprises; Entrance hallway, kitchen, lounge, utility, garage, three good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden.



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](http://www.focalagent.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**Front**

Block paved driveway

**Living Room**

12' x 17'9

Double door to garden, wood effect laminate flooring, radiator, power point.

**Kitchen**

9'7" x 6'4"

Ceramic tiled floor, base units, stainless steel sink and drainer, built in oven and hob, double glazed windows to front, power point.

**Garage**

8'10" x 7'6"

Up and over door, power points, ceiling light.

**Garden**

Mature boarders, power points, lawn.

**Bedroom One**

12'2" x 10'2"

Double glazed windows to rear, carpet, power points, radiator.

**Bedroom Two**

15'3" x 7'5

Double glazed windows to rear, carpet, power points, radiator.

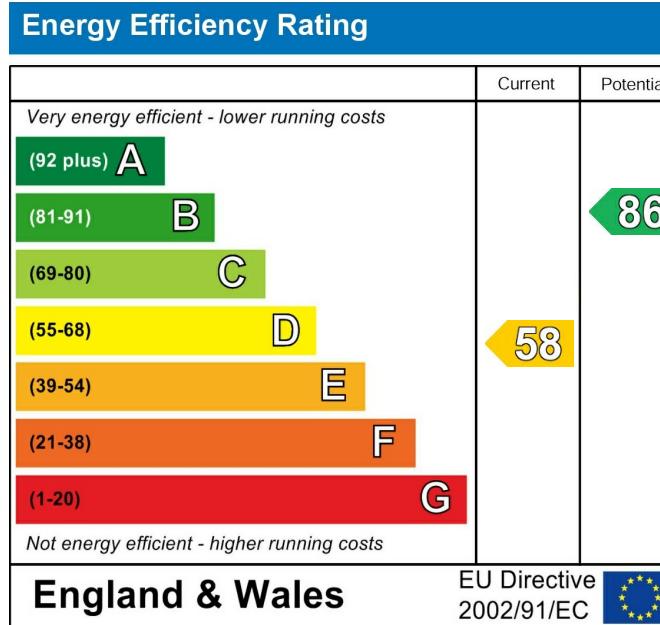
**Bedroom Three**

9'10" x 7'5

Double glazed windows to front, carpet, power point, radiator, built in cupboard.

**Bathroom**

Wood effect tile flooring, part tiled wall, double glazed window to front, bath with overhead shower, low flush w/c, sink, heated towel rail.



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.

