



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Spicer Close, Tamworth

## Offers In Excess Of £225,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

HUNTERS OF TAMWORTH are thrilled to offer FOR SALE this beautifully presented TWO bedroom end-terraced home, situated in the highly popular North side of Tamworth which benefits from being close to many excellent schools, Tamworth Town centre, Ventura retail park, local shops and amenities perfect for first time buyers, investors and home owners looking to downsize.

In brief the property comprises; Entrance hallway, downstairs W/C, lounge, kitchen, two good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden.

7 Bore Street, Lichfield, Staffordshire, WS13 6LJ | 01543 419000  
lichfield@hunters.com | www.hunters.com



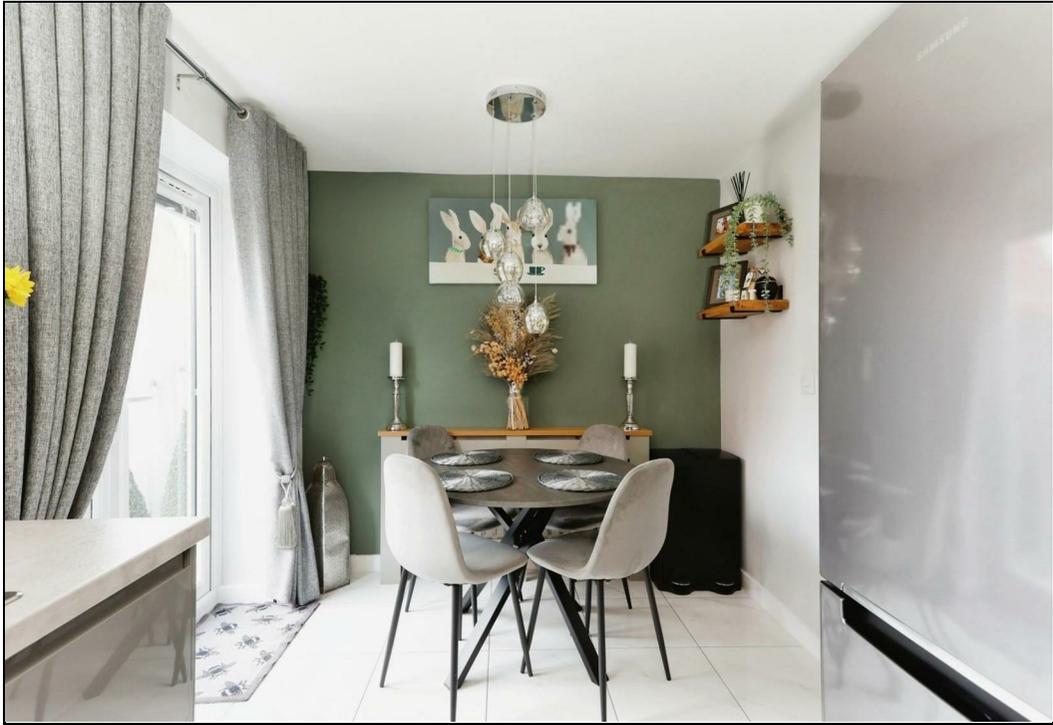
A wholly owned part of Hunters Property Group Limited | Registered Address 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59

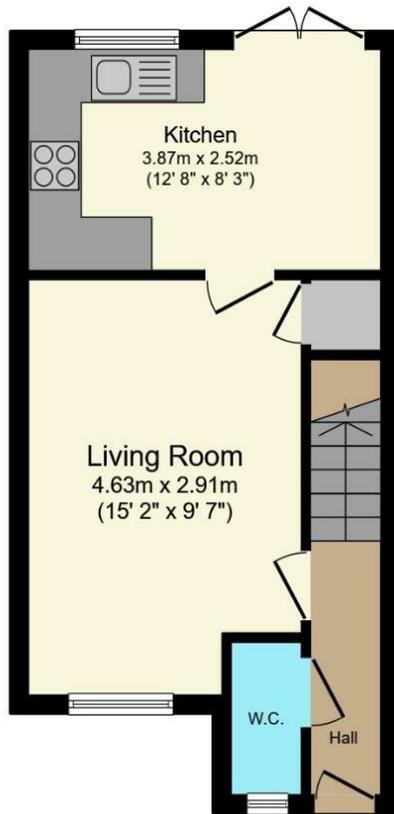
Your privacy is important to us, which is why we will never sell the personal data you provide to us to any third parties.

## KEY FEATURES

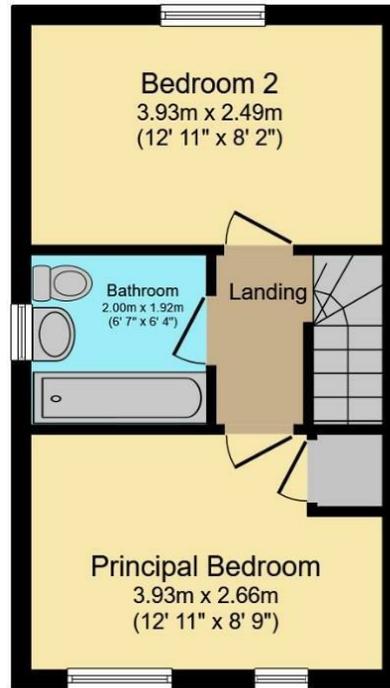
- TWO BEDROOMS
- END-TERRACE
- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- PERFECT FOR FIRST TIME BUYERS
- MUST VIEW





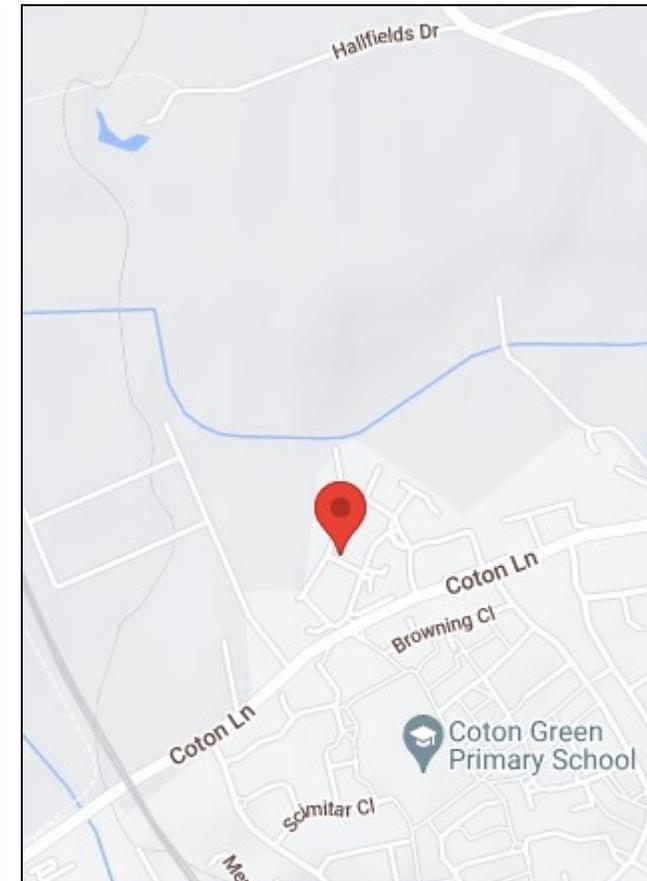


**Ground Floor**



**First Floor**

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



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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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