

# HUNTERS®

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## Silverdale Grove

Amington, Tamworth, B77 4QN

£1,400 Per Month



HUNTERS are delighted to offer TO LET this modern two-bedroom end-terraced home, built in 2024 and ideally suited to couples or professionals.

The property offers well-presented and contemporary accommodation, comprising an open-plan lounge and modern kitchen/breakfast area, ground floor WC, two bedrooms, family bathroom and an en-suite shower room to bedroom one.

Externally, the property benefits from a driveway providing multiple parking spaces to the front, while the rear offers an enclosed garden with paved patio and lawn.



LOUNGE 26'2 x 13'7 (7.98m x 4.14m )  
carpeted, double glazed window to front, radiator, stairs to first floor and ceiling light.

KITCHEN/BREAKFAST ROOM 26'2 x 13'7 (7.98m x 4.14m)  
Amtico flooring, a range of wall and base units, built in oven and hob, stainless steel sink and drainer, double doors to garden, down lights, built in dishwasher and integrated fridge freezer

CLOAKROOM  
low flush WC, wash hand basin and ceiling light.

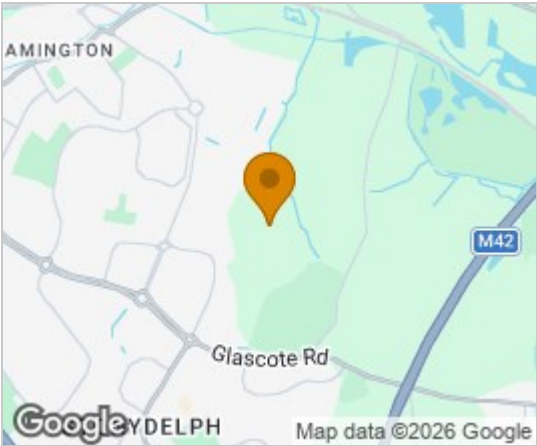
BEDROOM ONE 9'10 x 9'8 (3.00m x 2.95m)  
carpeted, double glazed window to front, built in wardrobes, power points, radiator and ceiling light.

EN-SUITE 8'9 x 3'7 (2.67m x 1.09m)  
wood effect laminate flooring, walk in shower, low flush WC, wash hand basin, heated towel rail, part tiled walls

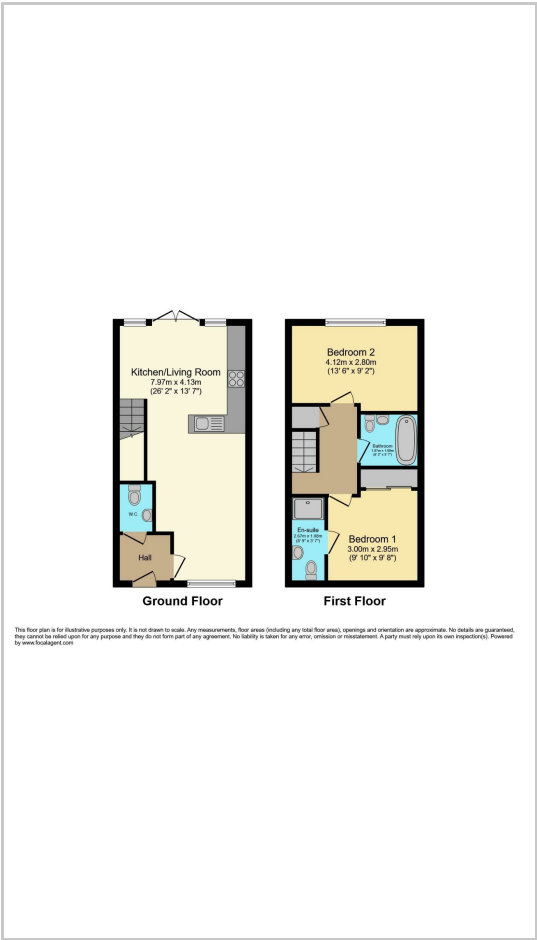
BEDROOM TWO 13'6 x 9'2 (4.11m x 2.79m )  
double glazed window to rear, carpeted, power points, radiator and ceiling light.

BATHROOM 6'2 x 5'7 (1.88m x 1.70m)  
wood effect laminate flooring, bath with shower over, sink, low flush WC, part tiled walls, extractor

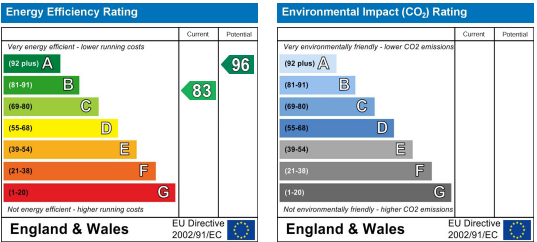
Area Map



Floor Plans



Energy Efficiency Graph



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. **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.