



Stour, Hockley, Tamworth, Staffordshire

ORIGINALLY A FOUR BEDROOM PROPERTY DETACHED EXCELLENT POSITION CONSERVATORY

Asking Price: £320,000



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DESCRIPTION

Situated within a quiet cul de sac, this delightful property was originally a four bedroom home but the current owners have chosen to create three spacious bedrooms which should you choose would be easily converted back. Spacious throughout the property in brief comprises of entrance hall, living room, kitchen/breakfast room, conservatory, study, cloakroom, reduced garage, utility room, three bedrooms and a family bathroom. To the rear is a charming enclosed garden and to the front is a driveway with parking for multiple vehicles



Lounge

13ft 6" x 12ft 8"

carpeted, double glazed bow window to front, feature fireplace, radiator, discreet mood lighting

Kitchen/Breakfast room

17ft x 12ft

a range of modern wall and base units, centre island, double glazed window to rear, built in oven and hob, tiled splash backs, built in cupboard

Conservatory

9ft 4" x 8ft 2"

double doors to garden, power points,

Utility Room

7ft 8" x 6ft 8"

wood effect laminate flooring, door to garden, plumbing for washing machine, power points

Cloakroom

low flush WC, hand wash basin

Bedroom 1 13ft 2" x 10ft 8"

carpeted, double glazed window to front, built in wardrobes radiator

Bedroom 2 16ft 8" x 7ft 6"

wood effect laminate flooring, double glazed window to front, power points, ceiling lights

Bedroom 3 16ft 2" x 7ft 9"

carpeted, double glazed window to rear, ceiling lights, power points,

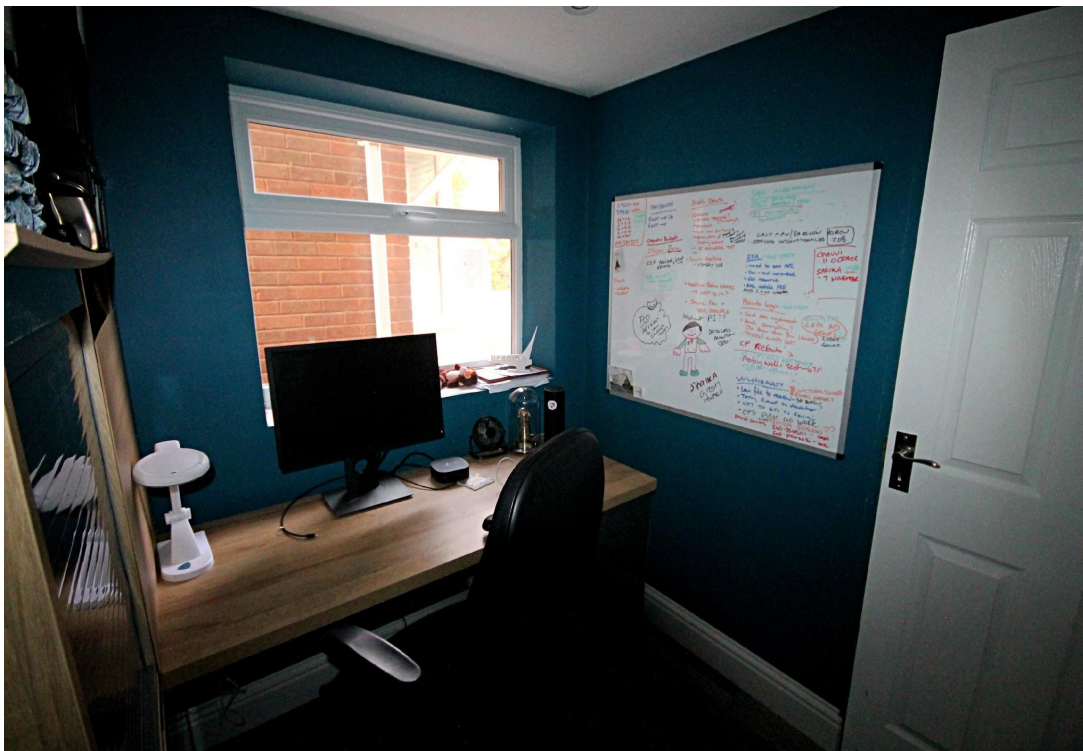
Bathroom bath with electric shower over, sink, low flush WC, double glazed window to side

Garage 8ft x 6ft 4"

reduced garage with power points and double 60/40 doors to front

Rear garden

Paved patio, lawn, mature borders



FloorplanUrl

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

EpcUrl

DISCLAIMER

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.

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OPENING HOURS

Hunters opening hours – 9am - 5.30pm Monday to Friday and Saturday 9am -3.30pm, Closed on Sunday



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