

Offers In Excess Of  
£400,000



Avill

Hockley, Tamworth, B77 5QF

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Next Place Property Agents are pleased to bring to market this fantastic four-bedroom detached property located at the end of a quiet cul-de-sac on the most sought-after estate in the Hockley area. Properties here really don't stay on the market for long so if you like what you seen then you better act fast!!

This beautifully presented family home boasts a wealth of space having the addition of a conservatory and the converted garage, meaning that if living space is what you are after, four reception rooms will give you this in abundance. Fancy yourself a dab hand in the kitchen? Well, the kitchen is ideal for those who consider themselves the next Mary Berry offering everything you could want and need to prepare and create fantastic meals for all the family to sit down and share in light and spacious dining room. If al fresco dining is more your thing, then you need not worry! Avill has you covered with a perfect private garden that catches the sun all day long, ideal for those early morning summer breakfasts, or those glorious summer evening long in to the night.

Upstairs continues the trend of space, by offering four fantastic sized bedrooms with an en-suite off of the master along with a modern family bathroom meaning no more fights for the bathroom in the morning rush.

Outside the property also benefits from off road parking for up to two cars.

If you are buying with schooling of your children at the forefront of your mind, then fear not. Avill is situated just 0.3 miles from Heathfields Infant Academy, 0.5 miles from The Wilnecote School, 0.7 miles from Wilnecote Junior Academy, and 1.1 miles from Three Peaks Primary Academy.

And if you are wondering about commuting? Well, Avill sits approximately a 12-minute drive from Tamworth Town Centre, 20 minutes from Lichfield City Centre, 24 minutes from Birmingham City Centre, and 33 minutes from Coventry City Centre so you really couldn't be better located with such easy access to the A5 & A38.



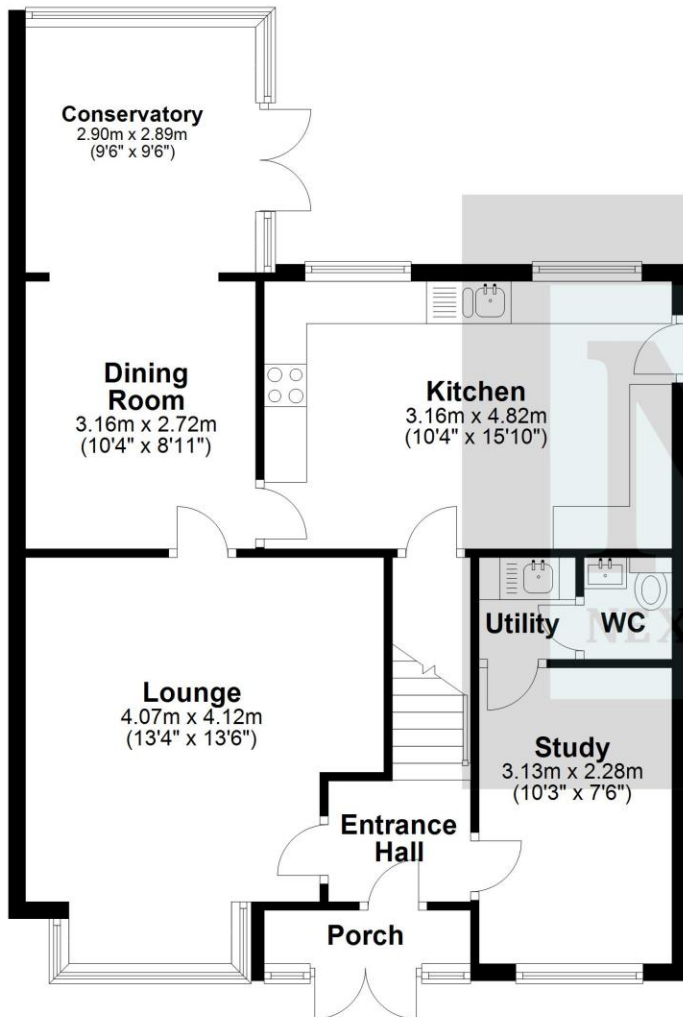


- For Sale with Next Place Property Agents
- View Our Key Facts For Buyers
- Video Tour
- Virtual Tour
- No Chain

- Four Bedrooms
- Four Reception Rooms
- Cul-De-Sac Location
- Off Road Parking
- Council Tax Band D

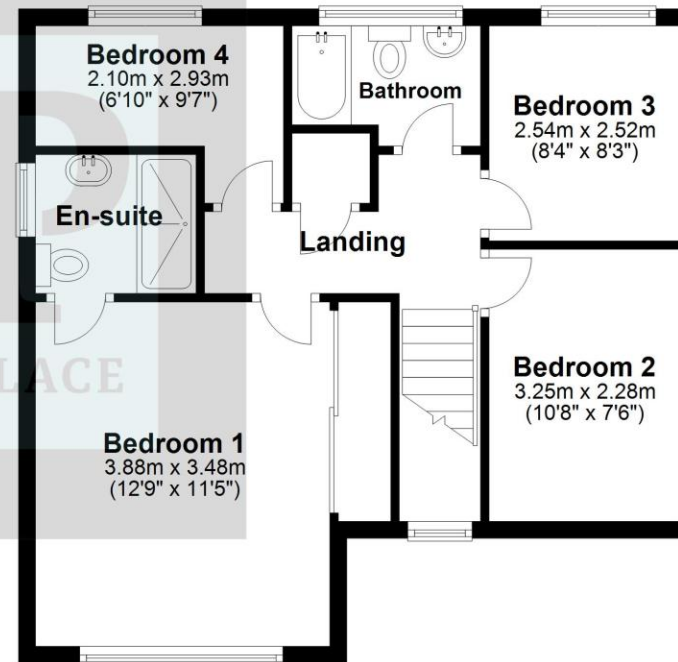
## Ground Floor

Approx. 68.2 sq. metres (734.5 sq. feet)



## First Floor

Approx. 49.8 sq. metres (536.0 sq. feet)



Total area: approx. 118.0 sq. metres (1270.5 sq. feet)

All statements contained in these particulars concerning this property are made without any responsibility on the part of Next Place Property nor any person in their employ or the vendors or lessors.

