



## Hollies Road, Polesworth, Tamworth

Asking Price £238,000

- Three Bedroom End Terrace
- No Upward Chain
- Recently Re-wired
- Council Tax Band B
- Driveway & Garage
- Downstairs WC
- Freehold
- South-West Facing Rear Garden
- Good Transport Links
- Re-Fitted Bathroom

## 31 Hollies Road, Tamworth B78 1NH

Calders Residential are delighted to bring to the market this well positioned three bedroom end terrace home in Polesworth, sold with no upward chain. Polesworth sits on the edge of Tamworth and has fantastic transport links into the town centre, as well as easy access to both the M42 and the A5.

Entering into the hallway that benefits from downstairs WC, there is access into the lounge and stairs to the first floor. The lounge/diner features a window to the front, fireplace, a sliding door to the garden and access into the kitchen that has space for a range of freestanding appliances. To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and washbasin.

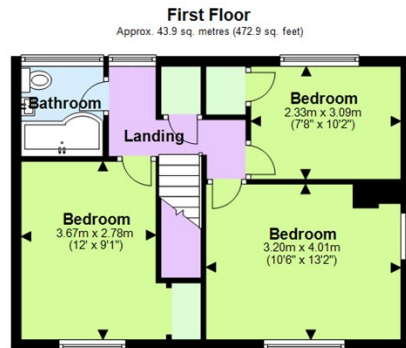
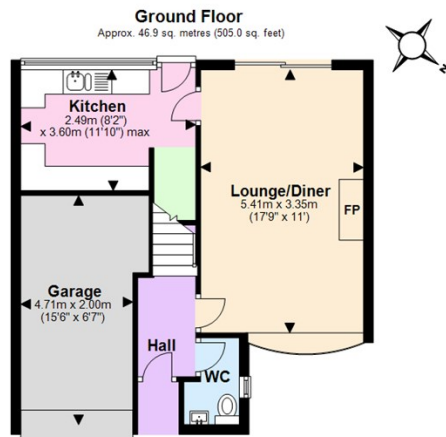
The town boasts excellent shopping and dining options, including Ventura Retail Park, with its array of high-street stores, and a variety of independent boutiques and eateries in the town center. Families will appreciate the well-regarded local schools, as well as a wealth of recreational activities, such as the Snowdome, an indoor snow sports venue, and the expansive Castle Grounds.



Council Tax Band: B

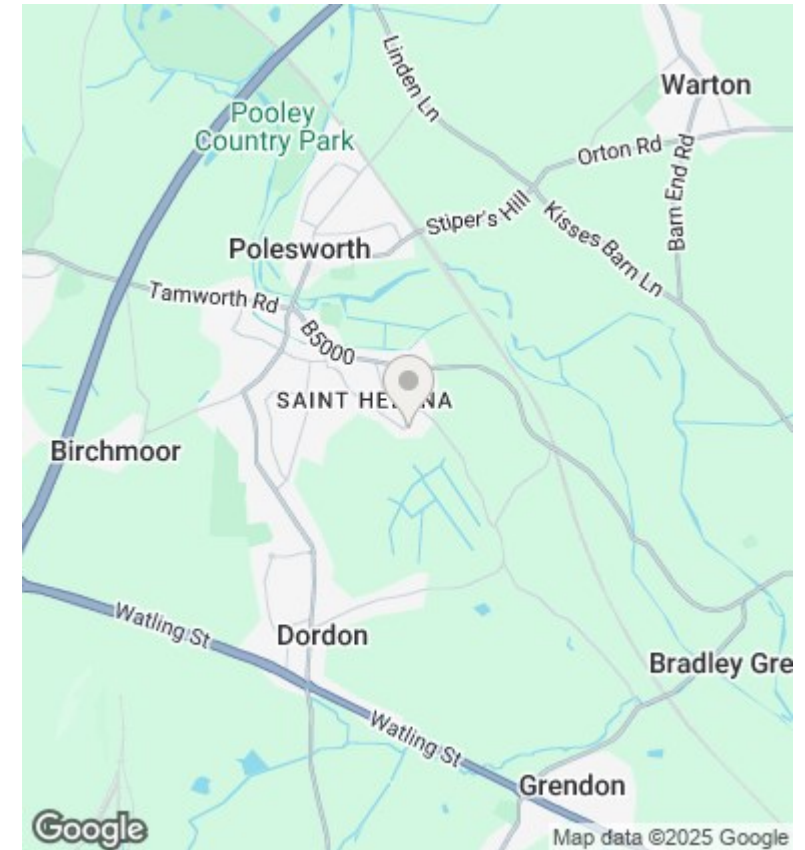






Total area: approx. 90.8 sq. metres (977.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

B