



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Millers Wharf, Polesworth, Tamworth

Asking Price £135,000

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HUNTERS OF TAMWORTH are excited to offer FOR SALE with NO ONWARD CHAIN this charming one bedroom ground floor apartment in the highly sought after village location of Polesworth! Perfectly placed near excellent schools, local shops, pubs and delightful canal views. This apartment is perfect for first time buyers, investors and those looking to downsize.

In brief the property comprises; Entrance hallway, lounge, kitchen, bedroom, bathroom and a balcony overlooking the canal!

7 Bore Street, Lichfield, Staffordshire, WS13 6LJ | 01543 419000  
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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

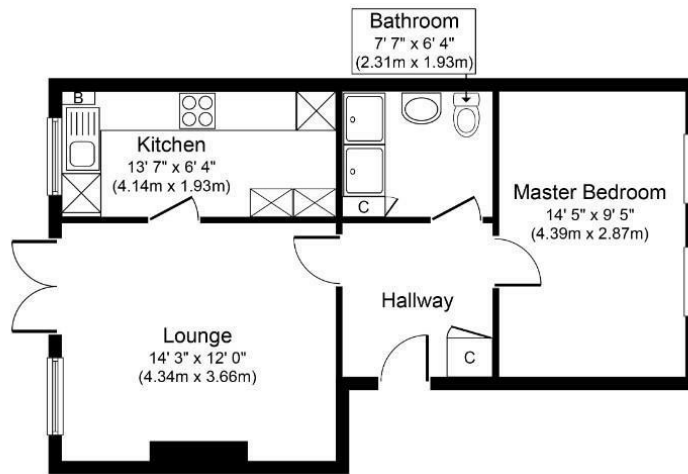
Your privacy is important to us, which is why we will never sell the personal data you provide to us to any third parties.

## KEY FEATURES

- ONE BEDROOM
- GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- VILLAGE LOCATION
- CLOSE TO EXCELLENT SCHOOLS
- BALCONY OVERLOOKING THE CANAL

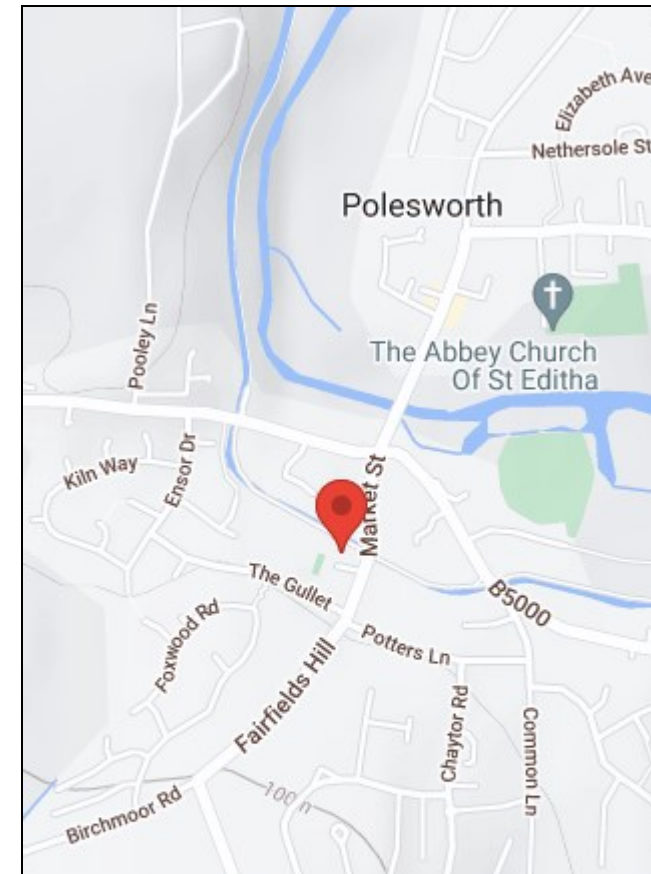






Approximate Floor Area  
513 sq. ft.  
(47.6 sq. m.)

Whilst 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 for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| 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 |  |                         |           |
| England & Wales                             |  | 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>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
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