

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bear Lane Close

Polesworth, Tamworth, B78 1BH

Asking Price £270,000



Council Tax: B



# 23 Bear Lane Close

Polesworth, Tamworth, B78 1BH

Asking Price £270,000



## Living Room

Double glazed patio door to garden, wood effect laminate flooring, stairs to first floor, two radiator, power points, ceiling lights;

## Kitchen Dining Area

Double glazed windows, patio doors to rear, doors to garden, range of wall and base units, integrated dish washer, power points, spotlights, wood effect laminate flooring.

## Utility Room / W/C

Double glazed windows, plumbing for washing machine, low flush w/c, radiator, ceiling lights, power points.

## Principal Room

Double glazed windows to rear, carpet, power points, radiator, ceiling lights.

## Bedroom Two

Double glazed windows to front, carpet, radiator, power point, ceiling lights.

## Bedroom Three

Double glazed windows to rear, carpet, radiator, ceiling lights, power points.

## Bathroom

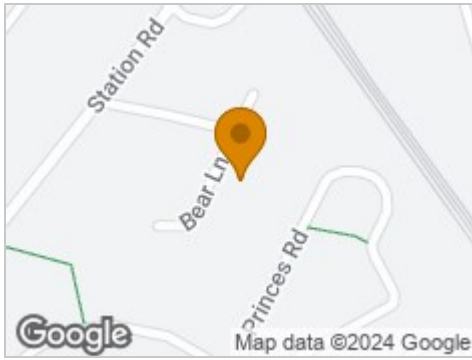
Double glazed windows to side, wood effect vinyl flooring, double sink and vanity unit, low flush w/c, bath with overhead shower, radiator.

## Garden

Decking, lawn, mature shrubs, shed with power and lights, garden lighting.



## Road Map



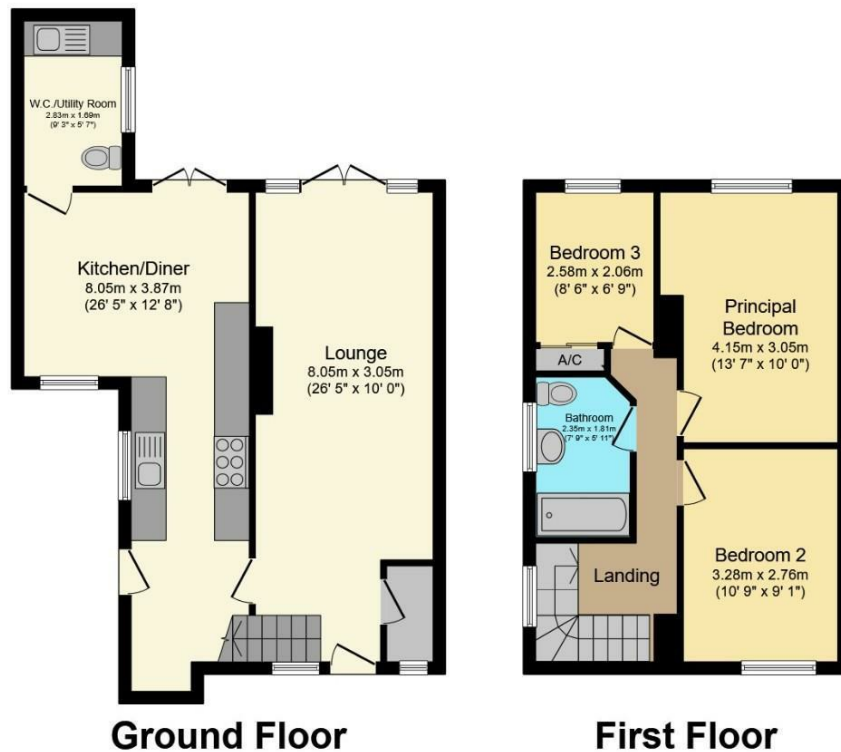
## Hybrid Map



## Terrain Map



## Floor Plan

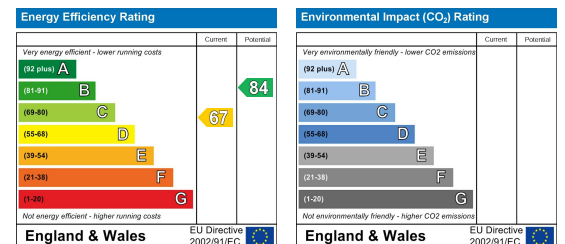


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

## 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.  
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