



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Laurel Avenue, Polesworth, Tamworth, Staffordshire

Asking Price £300,000



HUNTERS OF TAMWORTH are thrilled to offer FOR SALE this well presented two bedroom detached bungalow situated in the highly sought after location of Polesworth Village!

Close to local shops, amenities and transport links perfect for those looking to downsize.

In brief the property comprises; Entrance hallway, lounge, kitchen, two bedrooms and a shower room. To the rear of the property is an enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!

7 Bore Street, Lichfield, Staffordshire, WS13 6LJ | 01543 419000  
lichfield@hunters.com | www.hunters.com



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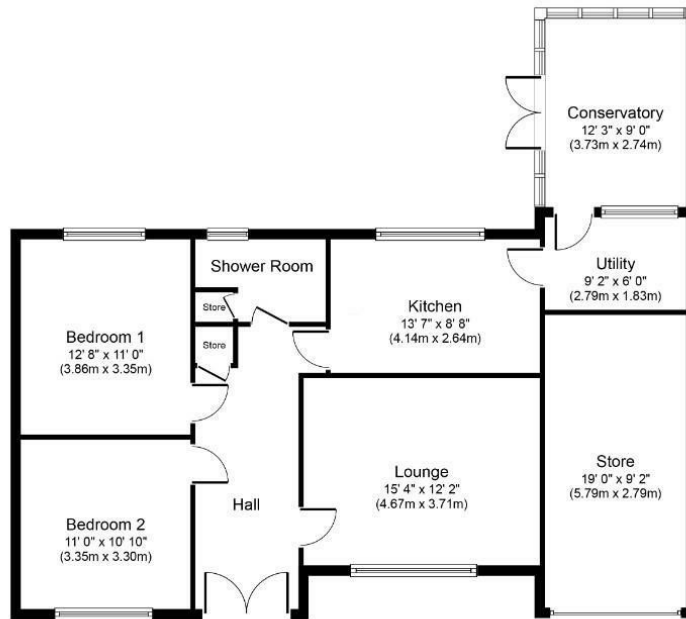
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## KEY FEATURES

- DETACHED BUNGALOW
  - TWO BEDROOMS
    - DRIVEWAY
    - GARAGE
  - POPULAR LOCATION
    - MUST VIEW!

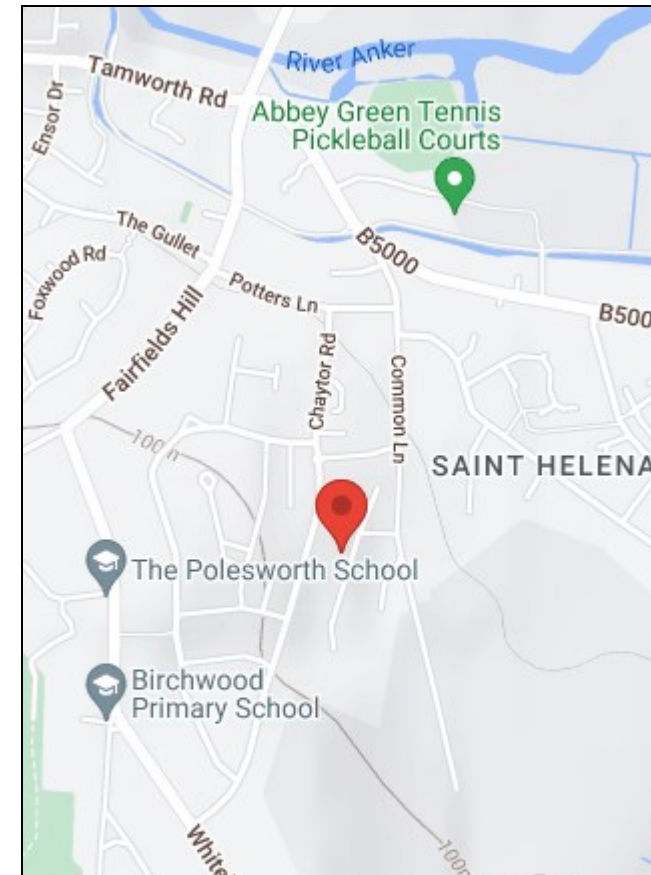






Approximate Floor Area  
1,121 sq. ft.  
(104.2 sq. m.)

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	
	<b>84</b>
	<b>67</b>
EU Directive 2002/91/EC	
England & Wales	

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>	
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