



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 5  3  2  C

# St. Helena Road, Polesworth, Tamworth

Asking Price £475,000

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

HUNTERS OF TAMWORTH are excited to offer FOR SALE this STUNNING five bedroom detached family home!

Located in the highly popular location of Polesworth Village, the property benefits from being close to excellent schools, local amenities and commuter routes perfect for families looking to upsize to their next home!

In brief the property comprises; Entrance hallway, downstairs W/C, lounge, kitchen, games rooms, dining room, principal room with en-suite, four further bedrooms and a family bathroom. To the rear of 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



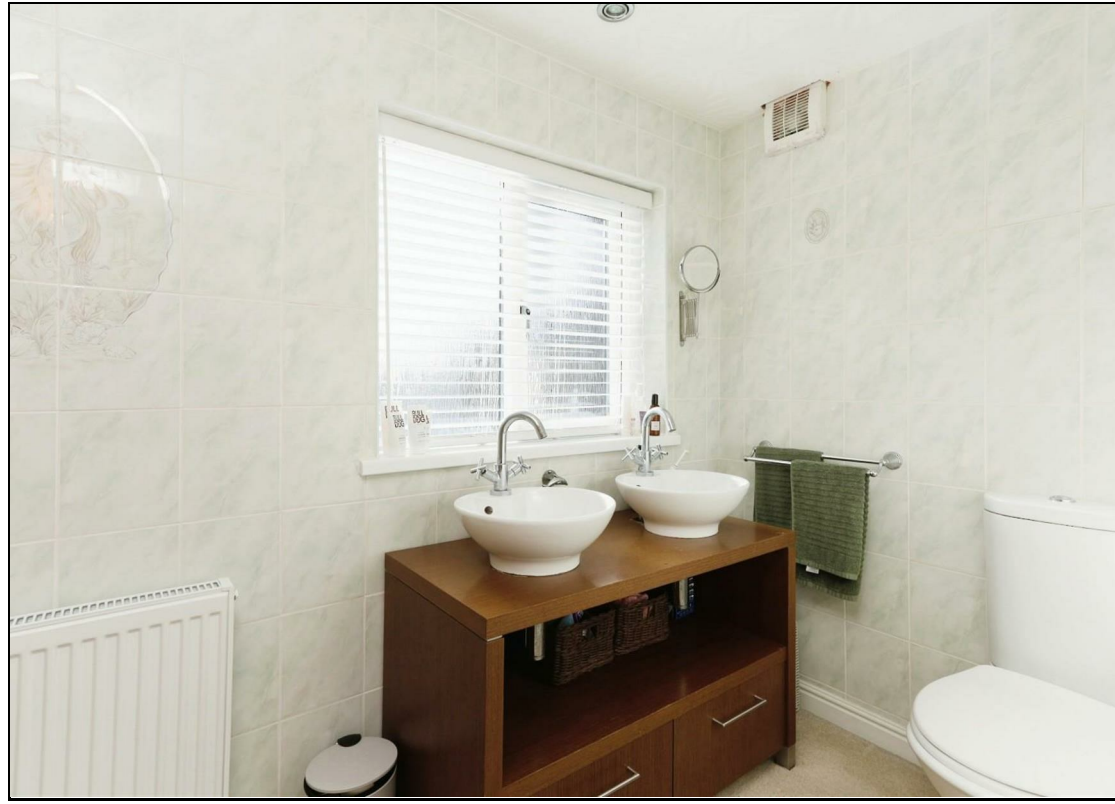
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Your privacy is important to us, which is why we will never sell the personal data you provide to us to any third parties.

## KEY FEATURES

- DETACHED
- FIVE BEDROOMS
- GATED DRIVEWAY
- PRINCIPAL ROOM WITH EN-SUITE
- BEAUTIFULLY PRESENTED
- MUST VIEW



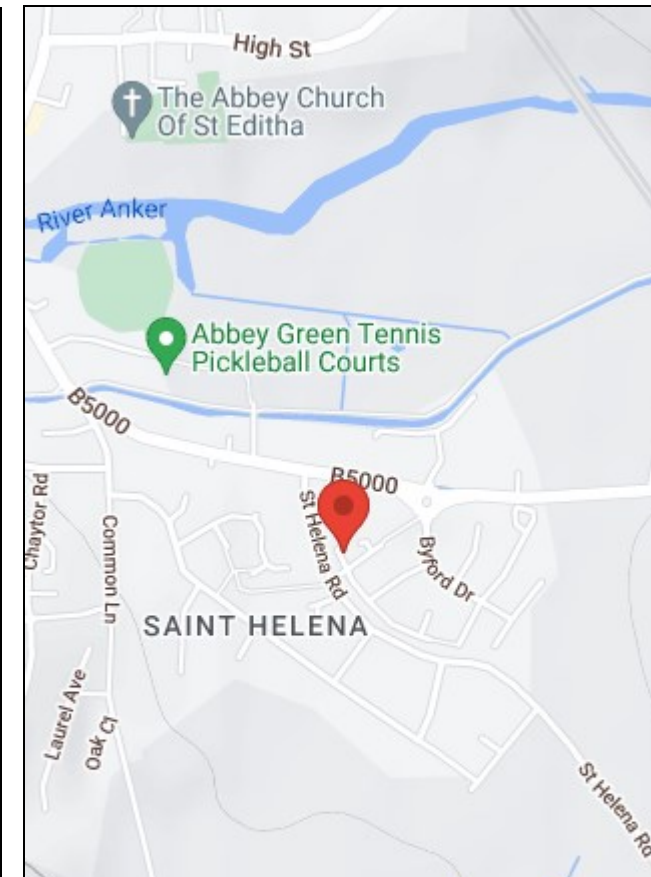




**Ground Floor**



**First Floor**



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). Powered by [www.focalagent.com](http://www.focalagent.com)

| 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 |                      |
| Current: <b>69</b>                          | Potential: <b>82</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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