



HUNTERS[®]
HERE TO GET *you* THERE

4 Morris Hill, Polesworth, Tamworth, B78 1JT

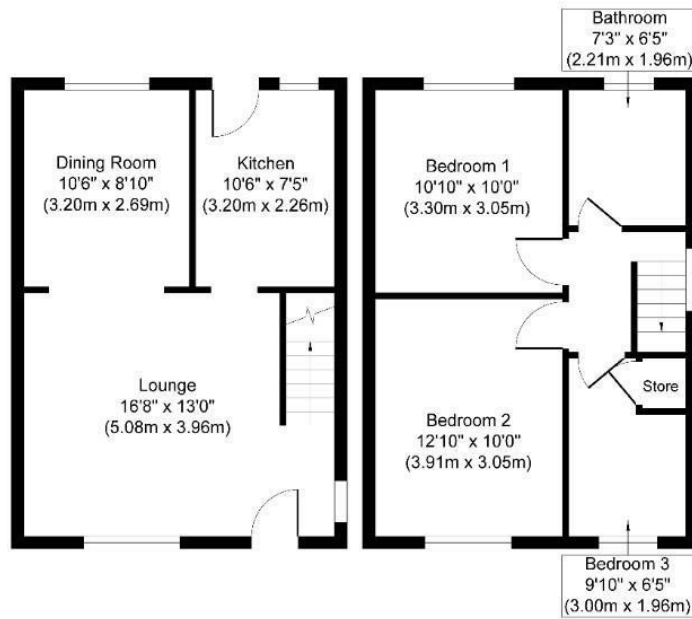
4 Morris Hill, Polesworth, Tamworth, B78 1JT

Asking Price £240,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming three bedroom family home located in the sought after area of Polesworth village!

This property benefits from being in the catchment area of brilliant schools, close to local amenities and transport links to the local town centre of Tamworth.

In brief this property comprises; Lounge, kitchen, dining room, three bedrooms, bathroom, an enclosed garden and a detached garage.



Ground Floor
 Approximate Floor Area
 395 sq. ft
 (36.71 sq. m)

First Floor
 Approximate Floor Area
 395 sq. ft
 (36.71 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Front

lawn, mature boarders, driveway to side

kitchen

10' 6" x 7' 5"

base units, stainless steel sink and drainer, plumbing for washing machine, tiled splash back, double glazed window to side, doors to garden, power points

Dining

10' 6" x 8' 10"

wood effect vinyl flooring,

Lounge

16' 8" x 13'

wood effect vinyl flooring, stairs to first floor, door to front, double glazed window to front, feature fireplace, double glazed window to front and side, radiator, power points

Bedroom 1

10' 10" x 10'

wood effect vinyl flooring, double glazed window to rear, power points, radiator

Bedroom 2

12' 10" x 10'

carpet flooring, fitted wardrobe, double glazed window to front, power points, radiator

Bathroom

9' 10" x 6' 5"

Tiled effect vinyl flooring, bath with shower over head, sink, low flush WC, double glazed window to rear, part tiled walls, radiator


Bedroom 3

7' 3" x 6' 5"

carpet flooring, built in cupboard, double glazed window to front, power point, radiator

Garden

Detached garage, power points, lawn

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(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





