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31 Goodere Drive, Polesworth, Tamworth, B78 1BY

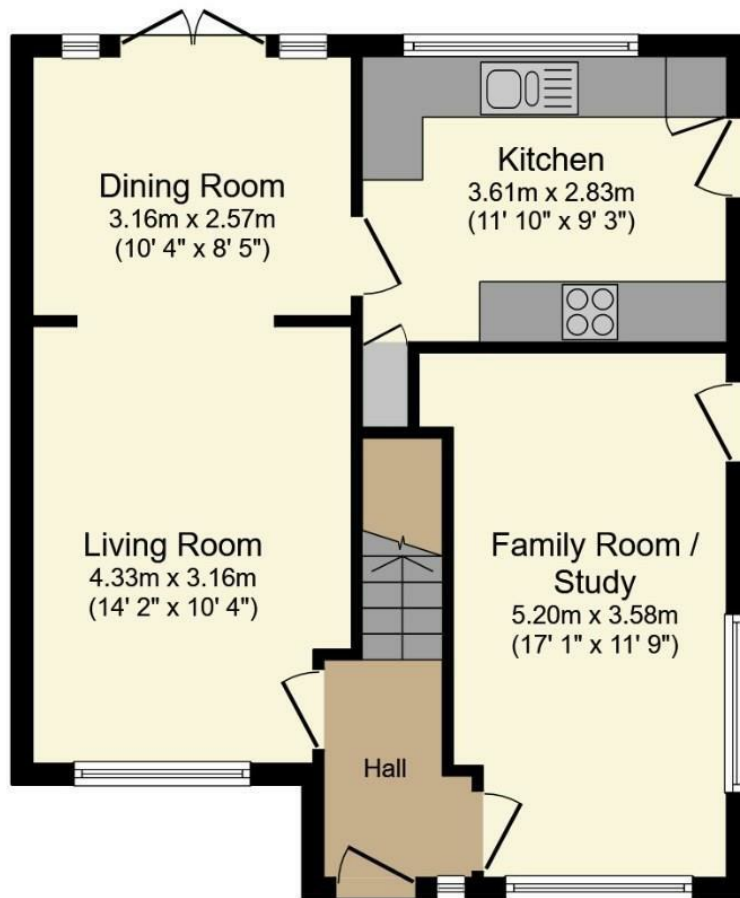
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Asking Price £290,000

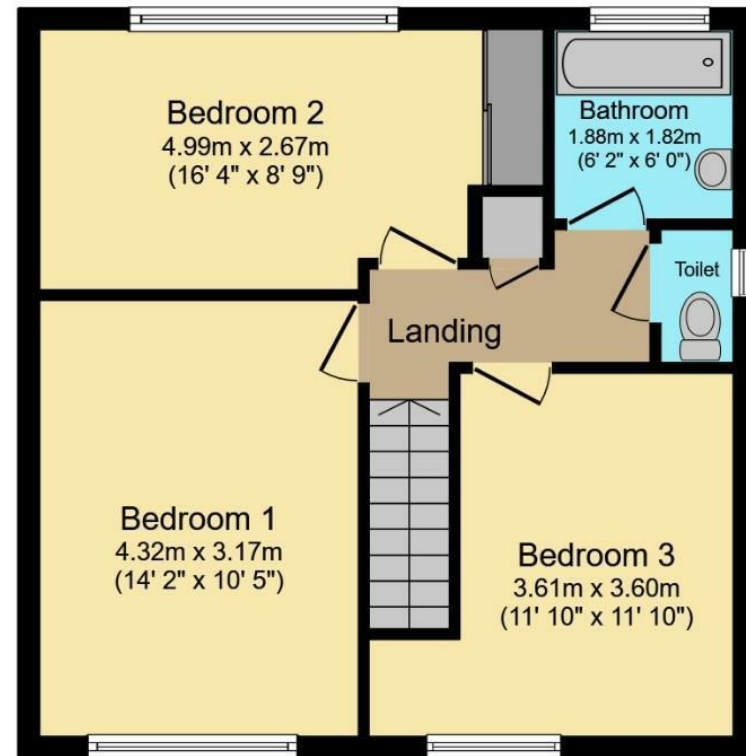
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this semi detached, three bedroom, family home located in the sought after village of Polesworth.

This property benefits from being in close proximity to excellent schools, local amenities and transport links into Tamworth town centre. Perfect for commuters with access to the A5 and the M42.

This property comprises; An entrance hall, family room / study, lounge / diner, kitchen, three bedrooms, a bathroom, WC, and an enclosed garden.



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

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		
England & Wales	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		
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Frontage

Block paving drive way, parking for multiple vehicles.

Entrance hallway

Carpeted flooring, radiator, ceiling light, stairs to first floor.

Family room / study

7' 1" x 11' 9"

Wood effect laminate flooring, radiator, double glazed window to front and side, double glazed door to side, ceiling light, power points, floor insulation, under stairs cupboard.

Lounge / diner

24' 6" x 10' 4"

Carpeted flooring, double glazed window to front, feature fireplace, ceiling light, radiator, power points, double glazed patio door to garden.

Kitchen

11' 10" x 9' 3"

Tiled effect laminate flooring, wall and base units, plumbing for washing machine, radiator, ceiling light, double glazed window to rear, door to garden, part tiled walls, power points, ceramic sink and drainer, under stairs cupboard, storage cupboard.

Bedroom 1

14' 2" x 10' 5"

Carpeted flooring, double glazed window to front, ceiling light, radiator, power points.

Bedroom 2

16' 4" x 8' 9"

Carpeted flooring, double glazed window to rear, radiator, ceiling light, power points, built in wardrobe.

Bedroom 3

11' 10" x 11' 10"

Carpeted flooring, double glazed window to front, storage cupboard, radiator, ceiling light, power points.

Bathroom

6' 2" x 6'

Wood effect laminate flooring, double glazed window to rear, bath with shower over head, marble effect plastic wall, sink, heated towel rail, ceiling light.


WC

Wood effect laminate flooring, double glazed window to side, low flush WC, ceiling light.

Garden

Paved patio, stone boarder, lawn area, shed, private enclosed.

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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.





