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34 Byford Drive, Polesworth, Tamworth, B78 1LN

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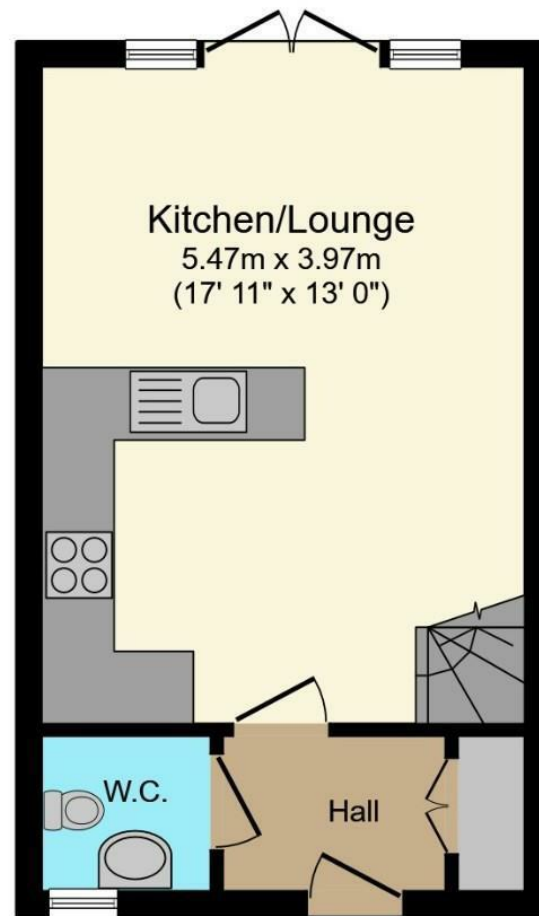
£225,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this charming, two bedroom, semi detached family home located on a popular residential estate in Polesworth Village.

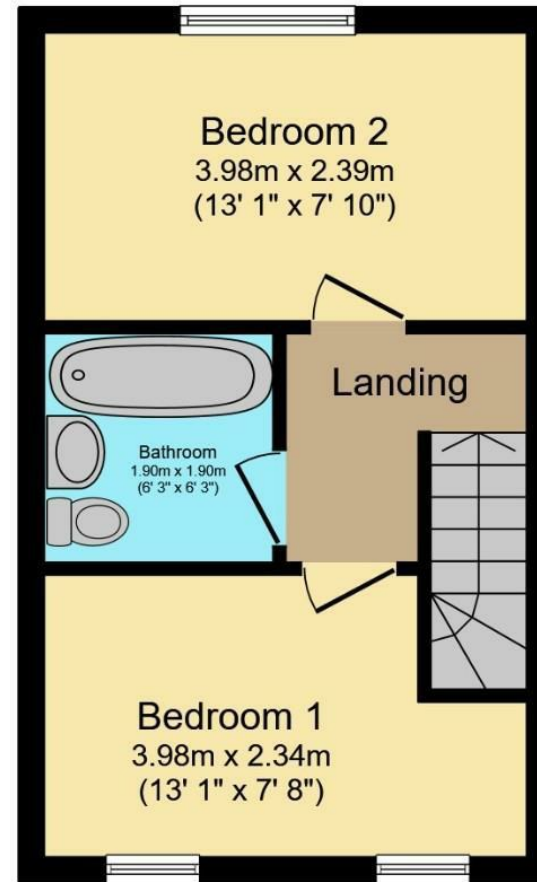
This property benefits from being in the catchment area for excellent schools and in close proximity to local amenities and transport links to Tamworth town centre. Perfect for commuters with access to the A5 and M42.

In brief, this property comprises; An entrance hall, downstairs WC, kitchen/ lounge, two bedrooms, a family bathroom and an enclosed garden. The property has allocated parking.

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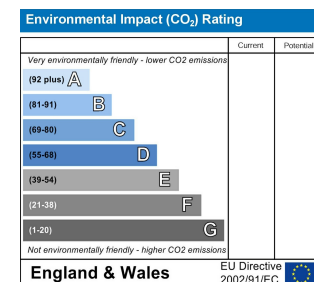
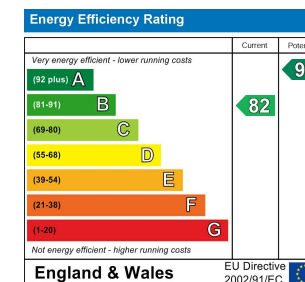


Ground Floor



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



Hall

Wood effect flooring, door to front, power points, ceiling light

Downstairs WC

Wood effect flooring, double glazed window to front, radiator, low flush WC, hand wash basin, tiled splash back

Kitchen / lounge

17' 11" x 13' 0"

Wood effect flooring, wall and base units with breakfast bar, built in oven and hob, stainless steel sink and drainer, spot lights, 2x pendant ceiling lights, stairs to first floor, power points, double glazed patio doors to rear, radiator

Bedroom 1

13' 1" x 7' 8"

2x Double glazed windows to front, carpeted flooring, radiator, ceiling light, power points

Bathroom

6' 3" x 6' 3"

Wood effect flooring, part tiled walls, low flush WC, hand wash basin, bath with shower overhead, shower screen, radiator, ceiling light

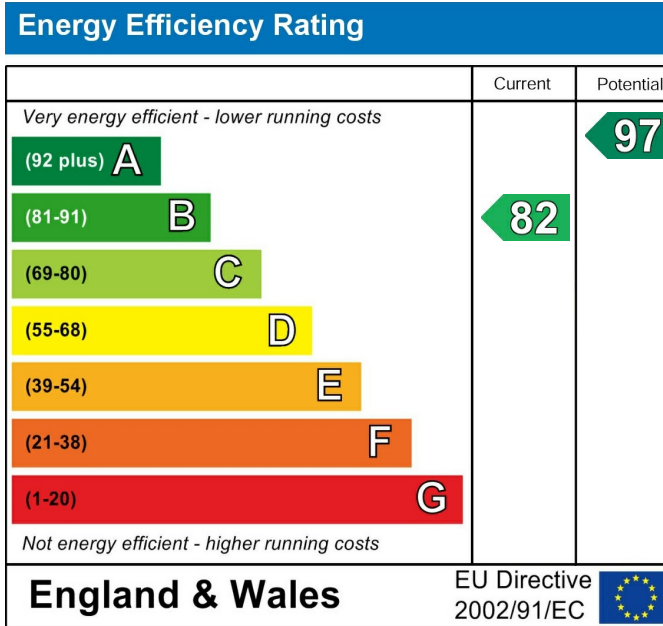
Bedroom 2

13' 1" x 7' 10"

Double glazed window to rear, carpeted flooring, radiator, ceiling light, power points

Garden

Paved patio pathway, lawn, enclosed garden



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.





