



## Park Avenue, Polesworth Tamworth B78 1NA Offers In The Region Of £200,000

Pointons Estate Agents are pleased to welcome you to this charming terraced house located on Park Avenue in the delightful area of Polesworth, Tamworth. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

The house features a well-maintained bathroom, ensuring convenience and comfort for the residents. Parking is a breeze with space for two vehicles, making it ideal for those with multiple cars or visitors. The absence of a chain means a smoother and quicker process for potential buyers, allowing for a stress-free transaction.

Benefiting from double glazing and gas central heating, this home offers energy efficiency and warmth, essential for the British weather. Whether you're looking to settle down in a peaceful neighbourhood or seeking a sound investment opportunity, this property ticks all the boxes.

Don't miss out on the chance to own this lovely terraced house in a sought-after location. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.



**Hall**

Having Upvc entrance door, power points, stairs to first floor landing, door to carport and further doors off which leads:

**Living Room**

14'5" x 12'8" (4.40m x 3.87m)

Having a tiled feature fireplace with polished wood mantel and inset living flame gas fire, central heating radiator, power points and Upvc double glazed flush window.

**Kitchen**

9'9" x 12'8" (2.96m x 3.87m)

Having a single drainer sink unit with mixer tap set in a rolled top work surface with fitted units below, adjacent matching rolled top work surface with fitted units above and below, flush fitted halogen hob with extractor hood above. Matching tall unit with integral oven and grill. Further matching rolled top work surface with matching range of fitted units above and below. Tiled splash backs to work surfaces, ceramic tiled floor, central heating radiator, power points, Upvc double glazed flush windows and Upvc double glazed door to the rear garden patio.

**Guest Cloaks**

Having a white suite comprising of corner sink and low level WC. Frosted flush window.

**Landing**

Stairs to the first floor landing having central heating radiator, power points, Upvc double glazed flush window, airing cupboard housing the combination boiler, and doors off which lead:

**Bedroom 1**

17'9" x 8'5" (5.41m x 2.57m)

Having central heating radiator, power points and Upvc double glazed flush windows to the front and rear.

**Bedroom 2**

10'7" x 9'10" (3.23m x 3.00m)

Having central heating radiator, power points, storage cupboard and Upvc double glazed flush window.

**Bedroom 3**

6'2" x 12'8" (1.88m x 3.87m)

Having central heating radiator, power points, storage cupboard and Upvc double glazed flush window overlooking the rear garden.

**Shower Room**

Having floor to ceiling panelling and having a white suite comprising of wash hand basin set in a vanity unit, low level WC and curved shower cubicle with fitted shower unit.

**Outside**

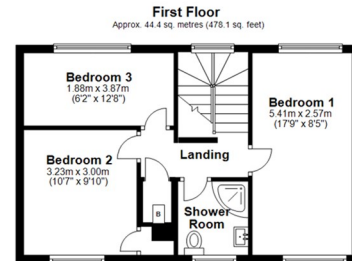
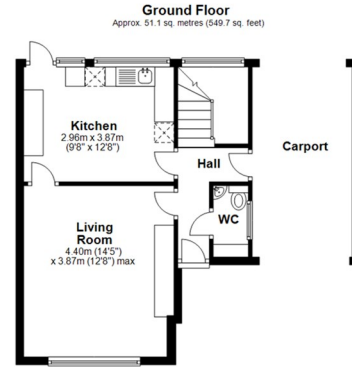
The property has the benefit of gardens to the front and rear, the front having gated driveway giving access to carport and side garden. The rear briefly comprises of a paved patio with recessed storage and steps down to lawn and well stocked mature borders, timber shed and fenced boundaries.

**Tenure**


We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to NWBC, EPC rating of to be confirmed


**General**

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 95.5 sq. metres (1027.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
NUNEATON  
CV11 4AL  
024 7637 3300  
nuneaton@pointons-group.com

109 New Union Street  
COVENTRY  
CV1 2NT  
024 7663 3221  
coventry@pointons-group.com

74 Long Street  
ATHERSTONE  
CV9 1AU  
01827 711911  
atherstone@pointons-group.com

