

# HUNTERS®

HERE TO GET *you* THERE



**Grendon Road**  
Polesworth, Tamworth, B78 1NU

Asking Price £285,000



Council Tax: B



# 92 Grendon Road

## Polesworth, Tamworth, B78 1NU

### Asking Price £285,000



#### Frontage

Block paved, stone area and parking for multiple vehicles.

#### Living Room

15'11 x 10'11 (4.85m x 3.33m)

Wood effect laminate flooring, double glazed window to front, feature fire place, ceiling light, power points and radiator.

#### Dining Room

16'0 x 9'1 (4.88m x 2.77m)

Wood effect laminate flooring, double glazed window to side, ceiling light, power points and radiator.

#### Kitchen

12'9 x 9'3 (3.89m x 2.82m )

Ceramic led floor, double glazed window to side and back, stainless steel sink and drainer, wall and base units, built in oven and hob, built in dishwasher, extractor fan, power points, spotlights and radiator.

#### Utility Room

7'1 x 4'9 (2.16m x 1.45m )

Ceramic led flooring, door to garden, double glazed window to back, plumbing for washing machine, power points, spotlights and radiator.

#### Downstairs WC

Wood effect laminate flooring, low flush WC, hand wash basin, ceiling light, power points and radiator.

#### Bedroom One

16'2 x 12'9 (4.93m x 3.89m )

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

#### Bedroom Two

11'0 x 7'7 (3.35m x 2.31m )

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

#### Bedroom Three

8'1 x 8'0 (2.46m x 2.44m )

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

#### Bathroom

8'10 x 7'2 (2.69m x 2.18m )

Ceramic effect vinyl flooring, part led walls, double glazed window to side, bath with shower overhead, walk in shower, low flush WC, hand wash basin, heated towel rail and spotlights.

#### Garden

Block paved area, lawn, mature shrubs, outbuilding and shed.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



Total floor area: 98.4 sq.m. (1,059 sq.ft.)

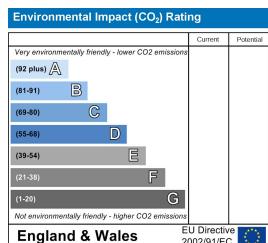
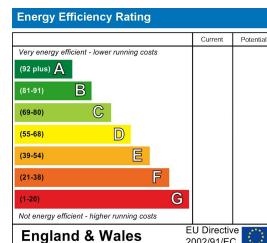
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](http://www.Propertybox.co)

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## Viewing

Please contact our Hunters Tamworth Office on 01827 66277 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.