

HUNTERS®

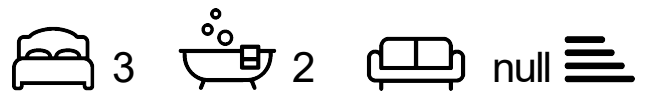
HERE TO GET *you* THERE



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.



Ground Floor
Floor area 52.1 sq.m. (561 sq.ft.)

First Floor
Floor area 46.3 sq.m. (499 sq.ft.)

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.io

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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 Rating

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 2010/31/EC

Environmental Impact (CO₂) Rating

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		

England & Wales

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