

# HUNTERS<sup>®</sup>

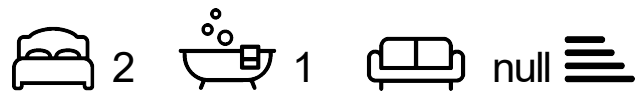
HERE TO GET *you* THERE



## Rickyard Close

Polesworth, Tamworth, B78 1DE

Asking Price £235,000



Council Tax: B



# 33 Rickyard Close

Polesworth, Tamworth, B78 1DE

Asking Price £235,000



## Frontage

Lawn and driveway to side, parking for two vehicles.

## Hall

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

## Kitchen

9'11 x 5'9 (3.02m x 1.75m)

Wood effect laminate flooring, double glazed window to front, wall and base units, built in oven and hob, sink and drainer, led splash back, extractor, radiator, power points and ceiling light.

## Living Room

15'7 x 12'0 (4.75m x 3.66m )

Carpeted flooring, double doors to garden, built in cupboard, radiator, power points and ceiling light.

## WC

Carpeted flooring, double glazed window to front, low flush WC, hand wash basin, radiator and ceiling light.

## Bedroom One

12'0 x 9'9 (3.66m x 2.97m )

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

## Bedroom Two

9'6 x 8'8 (2.90m x 2.64m)

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

## Bathroom

6'0 x 5'5 (1.83m x 1.65m)

Wood effect laminate flooring, part tiled walls, double glazed window to side, bath, low flush WC, sink and ceiling light.

## Garden

Block paved patio and lawn area.



## Road Map



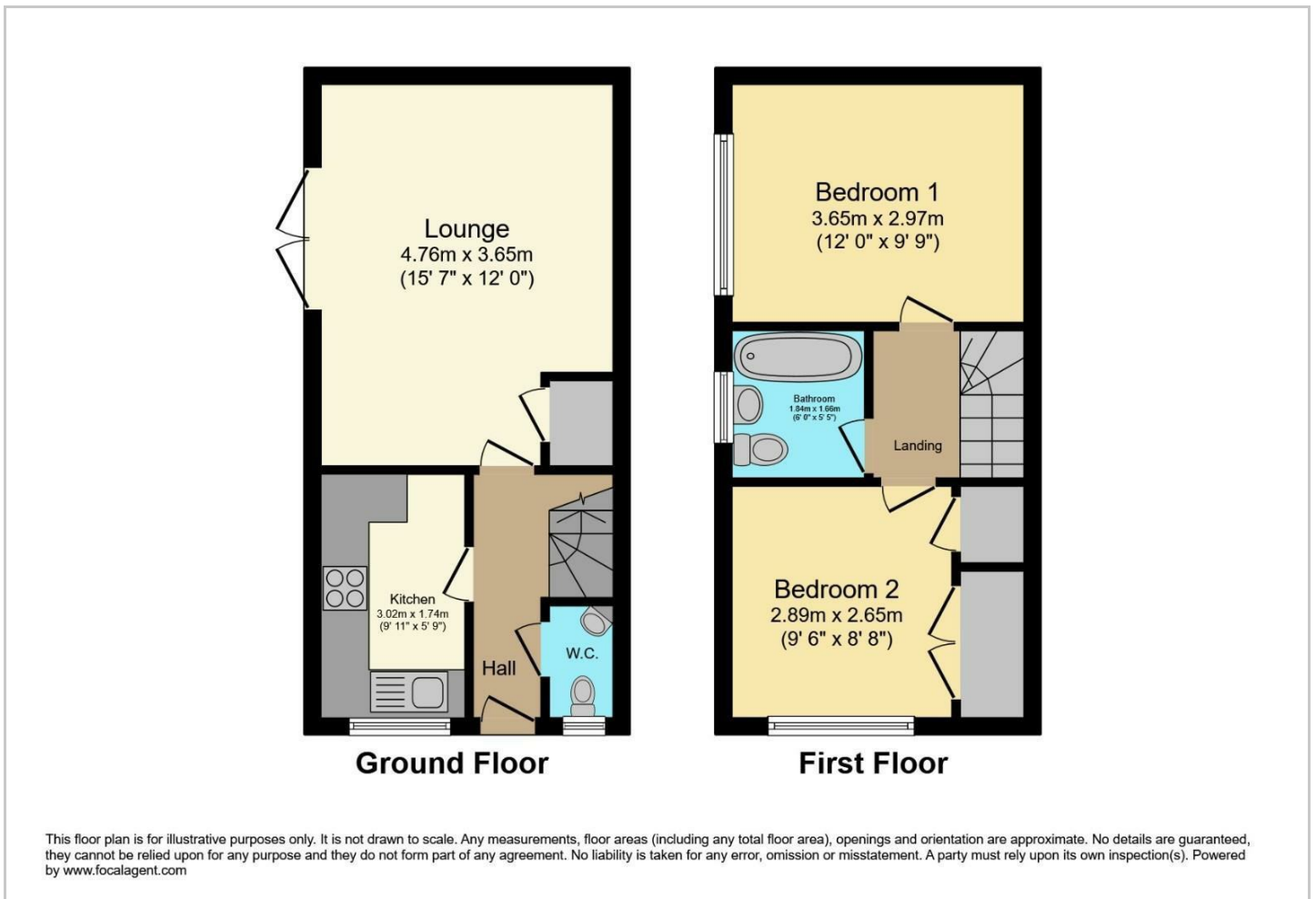
## Hybrid Map



## Terrain Map



## Floor Plan



## 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.