

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Potters Lane

Polesworth, Tamworth, B78 1HF

£268,500



Council Tax: C



# 5 Potters Lane

Polesworth, Tamworth, B78 1HF

£268,500



## Frontage

Parking for multiple vehicles and block paved patio.

## Porch

Wood effect laminate flooring, double glazed window to side.

## Lounge

13'11 x 11'2 (4.24m x 3.40m )

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

## Dining Room

11'2 x 8'4 (3.40m x 2.54m)

Wood effect laminate flooring, radiator, power points and ceiling light.

## Kitchen

11'1 x 9'4 (3.38m x 2.84m)

Tile effect vinyl flooring, part tiled walls, double glazed window to rear, door to garden, built in oven and hob, plumbing for washing machine and dishwasher, wall and base units, stainless steel sink and drainer, power points and ceiling light.

## Conservatory

12'7 x 11'2 (3.84m x 3.40m)

Tiled flooring, double glazed window to side and rear, door to garden, fan, radiator, power points, ceiling light and wall lights.

## Bedroom One

11'2 x 9'8 (3.40m x 2.95m)

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

## Bedroom Two

11'0 x 9'8 (3.35m x 2.95m)

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

## Bedroom Three

14'7 x 8'0 (4.45m x 2.44m)

Wood effect laminate flooring, double glazed window to front, radiator, power points and ceiling lights.

## Bathroom

8'0 x 6'9 (2.44m x 2.06m)

Vinyl flooring, double glazed window to rear, built in cupboard, walk in shower, low flush WC, sink, heated towel rail and ceiling light.

## Garden

Patio area, stone area with water fountain, outbuilding and mature borders.

## Garage

Up and over door.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

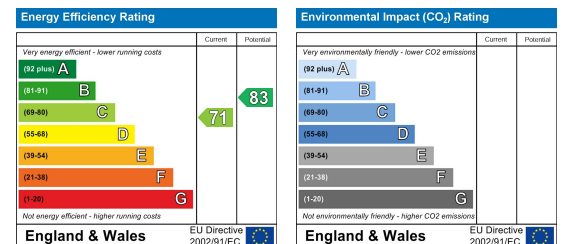


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

## 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.