



HUNTERS®
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20 Dexter Way, Birchmoor, Polesworth, Staffordshire, B78
1AZ

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Offers Over £225,000

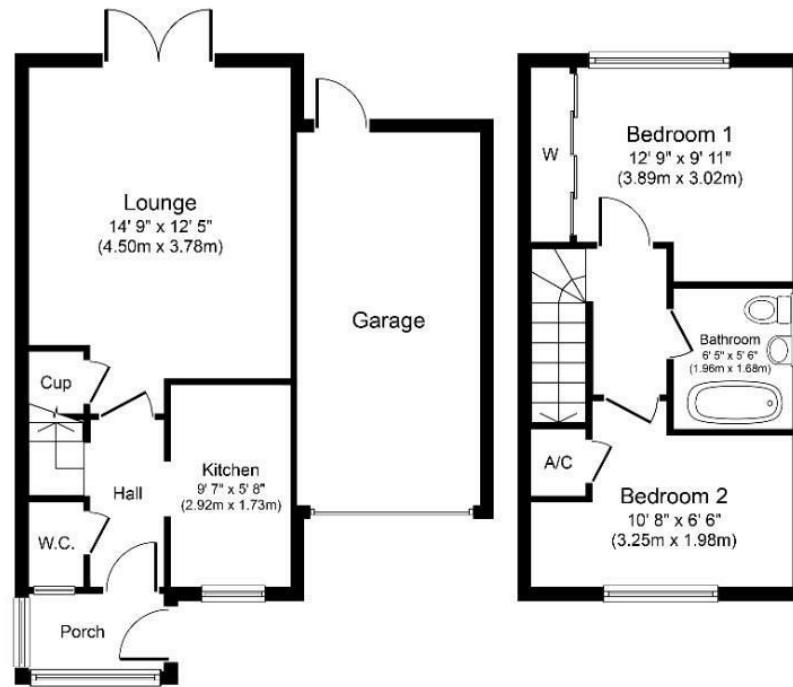
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this two bedroom semi-detached property for sale with NO ONWARD CHAIN. Located within the popular village of Birchmoor.

This property is conveniently situated close to transport links, local amenities and within the Polesworth School catchment area this property is absolutely perfect for families looking for their new home!

In brief the property comprises; entrance porch, downstairs W.C, fitted kitchen with oven and electric hob, spacious /light lounge having feature fireplace and UPVC French doors to the private enclosed rear garden and patio. To the first floor there are two bedrooms and a family bathroom. The property benefits from off-road parking for two cars and a single garage.

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Ground Floor
Approximate Floor Area
491 sq. ft.
(45.6 sq. m.)

First Floor
Approximate Floor Area
306 sq. ft.
(28.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) 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		
EU Directive 2002/91/EC		
England & Wales		

Frontage

Access to garage with a driveway, block paved driveway, lawn, mature borders

Downstairs W.C

Double glazed window to portal, wood effect flooring, hand wash basin, low flush WC, radiator

Kitchen

9'7" x 5'8"

Double glazed window to front, wood effect flooring, wall and base units, part tiled walls, stainless steel sink and drainer, integrated washing machine, integrated oven and hob, power points, radiator.

Lounge

14'9" x 12'5"

Double glazed sliding patio doors to rear, wood effect flooring, feature fireplace, power points, radiator

Bedroom One

12'9" x 9'11"

Double glazed window to rear, carpeted flooring, build in wardrobes, radiator, power points

Bedroom Two

10'8" x 6'6"

Double glazed window to front, carpeted flooring, built in cupboard, radiator, power points

Family Bathroom

6'5" x 5'6"

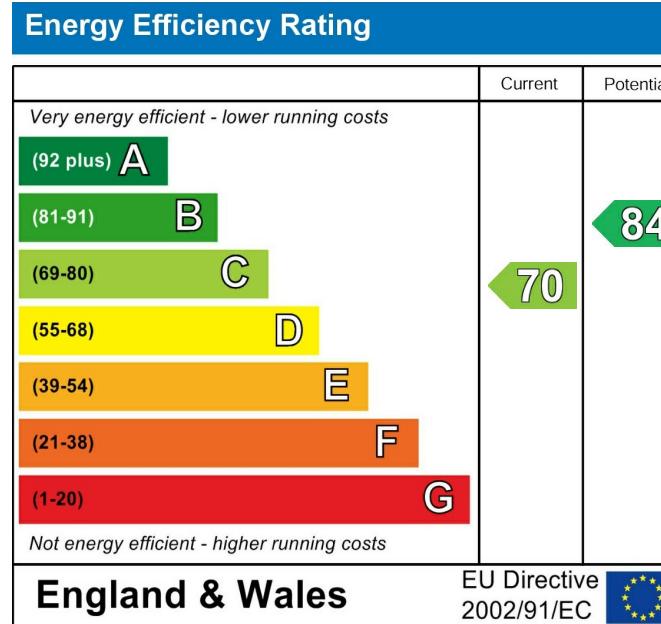
Double glazed window to side, bath with shower over head, low flush WC, sink with vanity unit, part tiled walls, extractor fan

Garage

Up and over door, door to rear garden.

Rear Garden

Fully enclosed rear garden, paved patio, lawn, mature borders



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. 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.



