

# ROYSTON & LUND



## Sycamore Avenue, Polesworth, Tamworth

£219,950

- Semi-Detached Home Within Popular Location
- Three Bedrooms
- Front & Rear Garden
- Open Plan Lounge Kitchen Diner
- Bathroom
- Council Tax Band B
- Guests Cloaks
- Gas Central Heating
- EPC Rating D

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# 12 Sycamore Avenue, Tamworth B78 1NE

Royston and Lund are pleased to offer this semi-detached home located within the popular village of Polesworth. The property is located within easy reach of all local amenities and both primary and secondary schools.

The property is approached through the entrance hallway with a guests cloak and leading through to an open plan lounge and kitchen diner. To the first floor are three bedrooms and a bathroom. To the rear is an enclosed garden having two external stores with access from the front.



Council Tax Band: B

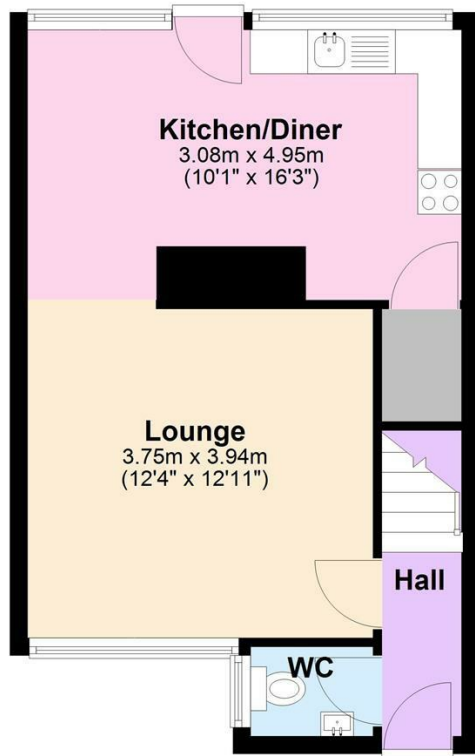






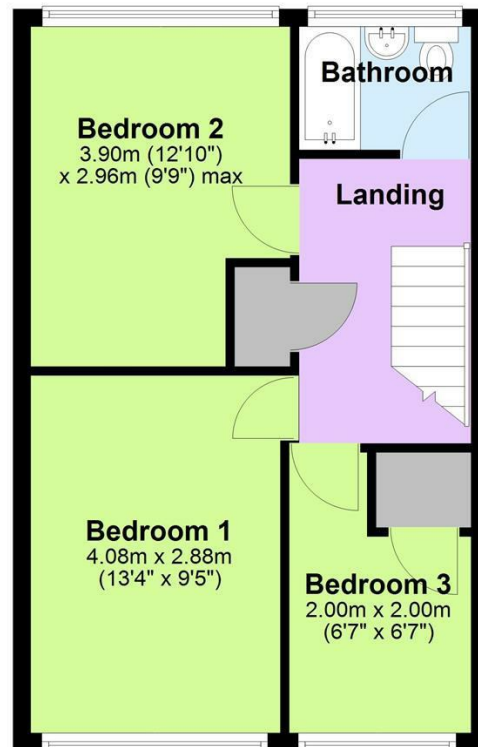
## Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



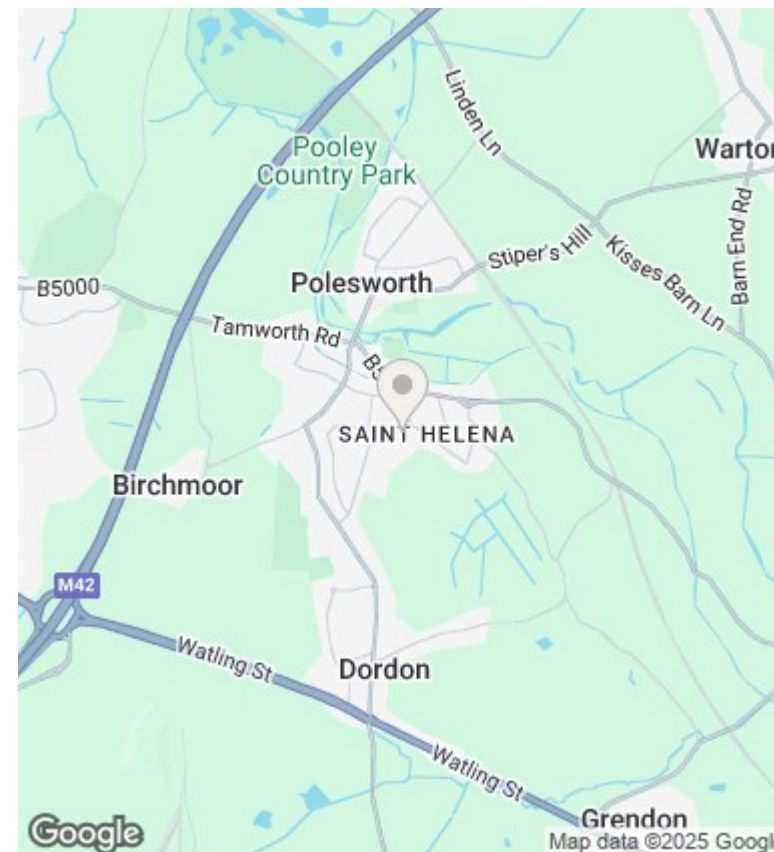
Total area: approx. 76.8 sq. metres (827.1 sq. feet)

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		