



Waterside, Polesworth, Tamworth

Asking Price £259,950

- Three Bedroom End Terrace
- Downstairs WC
- Close To Centre Of Tamworth
- Council Tax Band C
- Driveway & Garage
- Low Maintenance Garden
- Freehold
- No Upward Chain
- Transport Links To A5 & M42
- EPC Rating D

37 Waterside, Tamworth B78 1EG

Calders Residential are delighted to bring to the market this three bedroom end terrace home in Polesworth. Sold with no upward chain, this property sits on a corner plot with off street parking and a single detached garage to the side. Conveniently located for easy access into the centre of Tamworth, as well as fantastic transport links for the A5 and M42.

Entering into the hallway that benefits from a downstairs WC, there is access into the lounge and stairs to the first floor. The lounge benefits from a bay window, understairs storage cupboard and a media wall with air conditioning unit. To the rear there is a kitchen diner that has space for a range of freestanding appliances and a doorway leading to the conservatory.

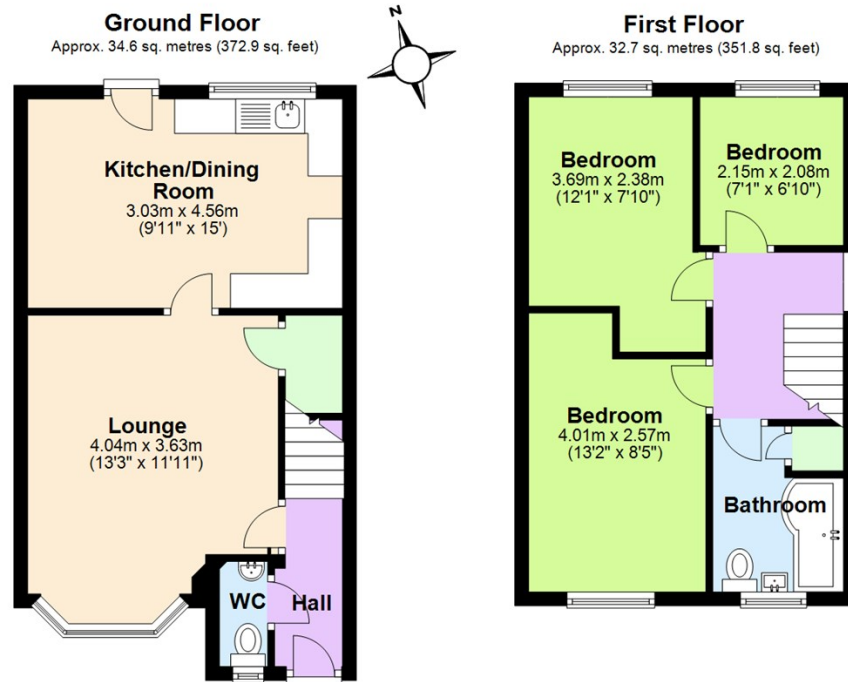
To the first floor there are two double bedrooms, a single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. To the rear there is an enclosed low maintenance garden with artificial turf and fenced boundaries.



Council Tax Band: C







Total area: approx. 67.3 sq. metres (724.7 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

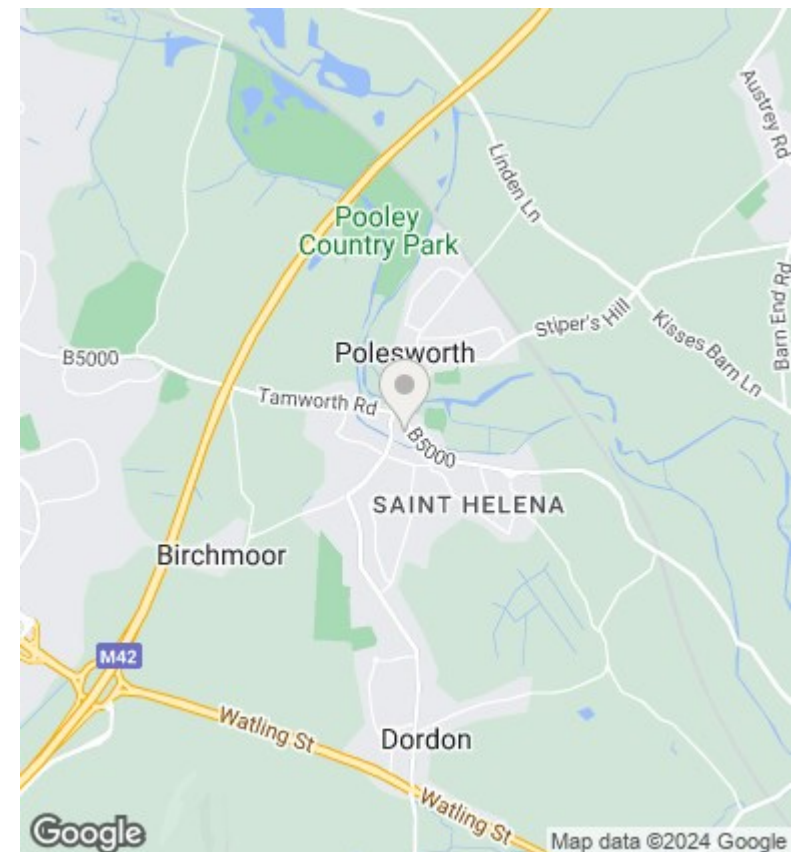
Plan produced using PlanUp.

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC