

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.

Tamworth | 01827 68444 (option 1)



- STUNNING DOUBLE FRONTED DETACHED
- DOUBLE GARAGE
- SOUTH FACING GARDEN
- SUPERB PLOT
- GUEST WC
- EN SUITE

Rickyard Close, Polesworth, Tamworth, B78 1DE

£400,000





## Property Description

Stunning double fronted four bedroom detached with double garage, driveway, low maintenance fore-garden with gravel borders and shrubs and plants.

Approach via path to front door which has canopied entrance porch leading to:-

**SPACIOUS HALLWAY** Having laminate flooring and central heating radiator, stairs leading to first floor and double glazed window to side.

**DINING ROOM** 9' 9" x 9' 5" (2.97m x 2.87m) Having double glazed window to front and central heating radiator.

**KITCHEN** 11' 7" x 7' 10" (3.53m x 2.39m) Having a range of wall and base units, work surfaces, gas hob, double oven, extractor over, tiled splash backs, plumbing for washing machine, space for fridge/freezer, double glazed door leading to garden, sink with mixer tap and double glazed window to rear.

**GUEST WC** Low level wc, storage cupboard, central heating radiator, pedestal wash hand basin, tiled splash backs and double glazed window to rear.

**DUAL ASPECT LOUNGE** 10' 6" x 20' 3" (3.2m x 6.17m) With double glazed window to front and double doors leading to the garden to the rear, gas feature fireplace with marble surround, central heating radiator and laminate flooring.

**FIRST FLOOR LANDING** Doors to the bedrooms

**BEDROOM ONE** 13' 8" x 9' 7" (4.17m x 2.92m) Double glazed window to front, central heating radiator and access to:-

**EN SUITE** 6' 6" x 4' 7" (1.98m x 1.4m) Having corner shower cubicle, fully tiled with electric shower, low level wc with tiling, central heating radiator, double glazed window to front, pedestal wash hand basin.

**BEDROOM THREE** 7' 9" x 7' 10" (2.36m x 2.39m) Double glazed window to rear and central heating radiator.

**BEDROOM TWO** 10' 9" x 9' 7" (3.28m x 2.92m) Double glazed window to front, central heating radiator.

**FAMILY BATHROOM** 7' 11" x 4' 9" (2.41m x 1.45m) Having panelled bath, tiled walls, double glazed window to rear, heated towel rail, central heating radiator, low level wc.

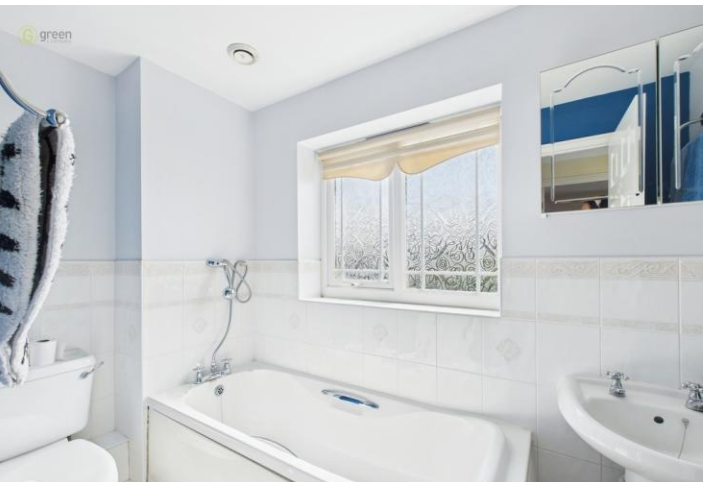
**BEDROOM FOUR** 10' 6" x 7' 10" (3.2m x 2.39m) Double glazed window to rear and central heating radiator.

**REAR GARDEN** Having paved patio area and shrub and plant borders and side gated access, door into double garage.

**DOUBLE GARAGE** 18' 3" x 17' 10" (5.56m x 5.44m) Having two up and over doors, power and lighting.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - North Warwickshire

Predicted mobile phone coverage and broadband services at the property:-



Mobile coverage - voice and data likely available for O2, limited for EE, Three and Vodafone.

**Broadband coverage:-**  
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 10000 Mbps. Highest available upload speed 10000 Mbps.

Networks in your area:- nexfibre, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

\*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444