

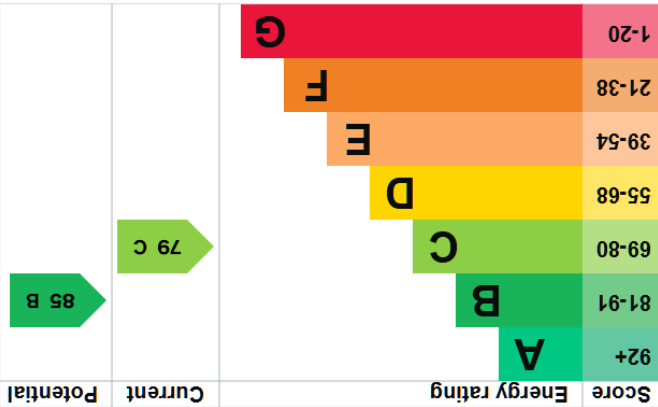
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



Tamworth | 01827 68444 (option 1)



- THREE BEDROOM DETACHED
- TWO DRIVEWAYS
- GARAGE TO REAR
- TWO RECEPTION ROOMS
- UTILITY
- SHOWER ROOM



Kiln Way, Polesworth, Tamworth, B78 1JE | Asking Price Of £290,000





## Property Description

A three bedroom detached family home in a prime location in Polesworth with block paved driveway to front and lawned fore-garden.

ENCLOSED PORCH Double glazed and front door into:-

HALLWAY Stairs leading to the first floor.

LOUNGE 12' 1" x 15' 7" (3.68m x 4.75m) With feature fireplace and double glazed bay window to front.

DINING ROOM 8' 2" x 11' 8" (2.49m x 3.56m) With double doors leading to the garden, central heating radiator.

KITCHEN 6' 7" x 11' 9" (2.01m x 3.58m) Wall and base units and work surfaces, gas hob, dishwasher, stable door leading to the side, double glazed window to rear, tiled walls.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 11' 11" x 9' 2" (3.63m x 2.79m) With double glazed window to front, central heating radiator.

BEDROOM TWO 8' 10" x 10' 6" (2.69m x 3.2m) Double glazed window to rear and central heating radiator.

BEDROOM THREE 5' 11" x 10' 8" (1.8m x 3.25m) Double glazed window to rear, central heating radiator.

USEFUL STORAGE ROOM IN THE EAVES With Velux window.

FAMILY BATHROOM 5' 6" x 6' 11" (1.68m x 2.11m) With bath, low level wc and pedestal wash hand basin, central heating radiator, double glazed window to side.

ANNEXE Having room with double glazed window to front, central heating radiator, Velux windows to roof, door leading to utility/shower room which has plumbing for washing machine, low level wc, vanity, double glazed window to rear, door leading to garden and corner shower cubicle with tiling and shower over.

Main room 9' 2" x 12' 7" (2.81m x 3.84m)

Bathroom 9' x 8' 4" (2.77m x 2.56m)

REAR GARDEN Having patio areas, lawned areas and door into garage.

GARAGE 11' 3" x 9' 9" (3.43m x 2.97m) Having power and lighting, up and over door and double gates leading to the side.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

AGENTS NOTE The property has solar panels which gives an income of approximately £1500 per annum.

Council Tax Band D - North Warwickshire

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 49 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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.

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