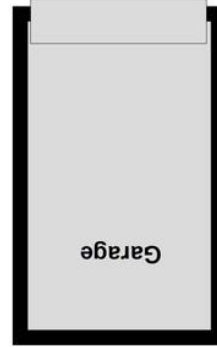
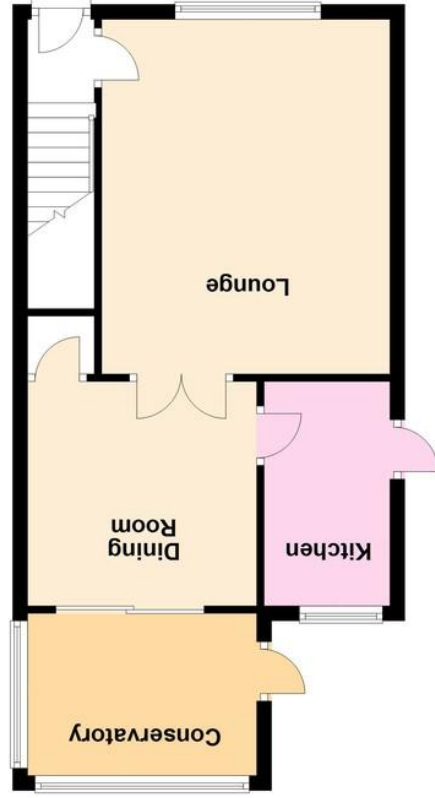
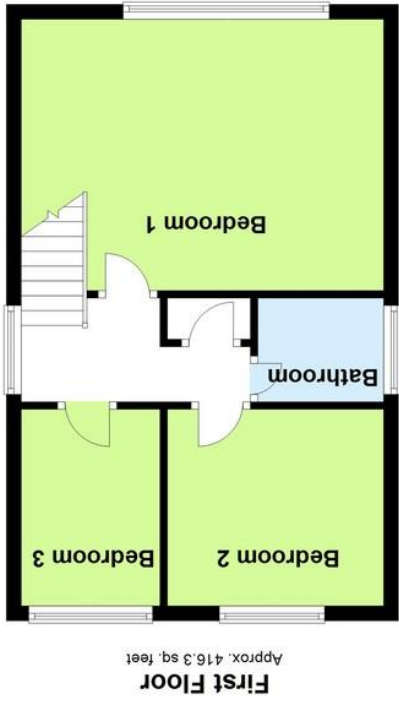
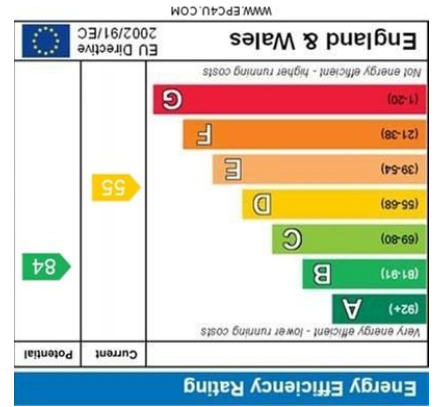


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 1019.6 sq. feet



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)



- THREE BEDROOM DETACHED
- POLESWORTH
- OPEN ASPECT TO REAR
- DRIVEWAY
- GARAGE
- LOUNGE

Kiln Way, Polesworth, Tamworth, B78 1JE

£225,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

A three bedroom detached set in the village of Polesworth with no upward chain.

Approach via driveway, lawned fore-garden, front door into:-

HALLWAY Having stairs to first floor.

LOUNGE 15' 2" x 11' 9" (4.62m x 3.58m) With central heating radiator, double glazed bow window to front, double doors leading to:-

DINING ROOM 11' 10" x 7' 11" (3.61m x 2.41m) With under stairs storage cupboard, double doors leading to the conservatory and central heating radiator.

KITCHEN 11' 11" x 6' 7" (3.63m x 2.01m) With double glazed window to rear, double glazed door to side, central heating boiler, wall and base units and work surfaces.

CONSERVATORY 7' 9" x 7' 9" (2.36m x 2.36m) Double glazed and brick built with door leading to garden.

GARAGE With up and over door.

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

FIRST FLOOR

BEDROOM ONE 12' 10" x 9' 3" (3.91m x 2.82m) Two double glazed windows to front and central heating radiator, fitted wardrobe.

BEDROOM TWO 10' 4" x 5' 11" (3.15m x 1.8m) Double glazed window to rear, central heating radiator.

BEDROOM THREE 10' 2" x 8' 9" (3.1m x 2.67m) Double glazed window to rear, central heating radiator.

BATHROOM With panelled bath and tiled walls, low level wc, pedestal wash hand basin, double glazed window to side.

REAR GARDEN Having open aspect to the rear, lawned area, patio and access to driveway.

Council Tax Band C - North Warwickshire

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

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

Broadband coverage:-

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

Broadband Type = Superfast. Highest available download speed 51 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444