

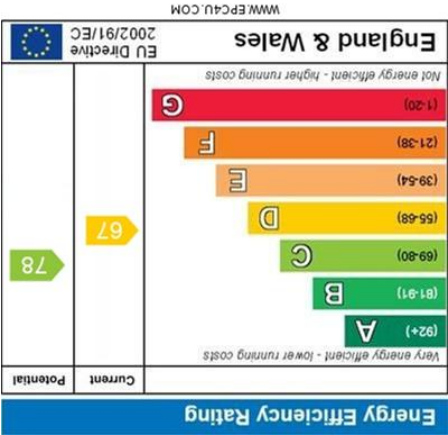
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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)



- FOR SALE VIA MODERN METHOD OF AUCTION
- UNIQUE OPPORTUNITY TO ACQUIRE
- PART RESIDENTIAL PART COMMERCIAL
- TWO SHOPS GIVING EXCELLENT INCOME

Bridge Street, Polesworth, Tamworth, B78 1DR

Auction Guide Price  
£850,000





## Property Description

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

FOR SALE VIA MODERN METHOD OF AUCTION

A well presented semi commercial and semi residential property, having two shops to the front which are currently tenanted and a residential property behind. This property is a unique opportunity to acquire. With gated access to a block paved driveway with a gravelled fore-garden and lawned area, shrub and plant borders, double garage with electric up and over door and power and lighting. Double doors into:-

CONSERVATORY 13' 9" x 12' 7" (4.19m x 3.84m) With tiled floor and bi-fold door leading out to a courtyard garden, door leading to games room.

GAMES ROOM 16' 5" x 20' 10" (5m x 6.35m) Double glazed window to front, central heating radiator, door leading to the garage, storage cupboard and guest wc.

GUEST WC Having low level wc and wash hand basin.

SPACIOUS LOUNGE 21' 6" x 16' 2" (6.55m x 4.93m) Having double glazed window to rear, central heating radiator, door leading to:-

DINING SNUG 28' 3" x 12' 6" (8.61m x 3.81m) Having double doors fading out onto the garden, log burning open fireplace, dining area, door to stairs leading to the first floor and door into:-

BREAKFAST KITCHEN 14' 9" x 9' 3" (4.5m x 2.82m) Having wall and base units, work surfaces, double glazed window to front, spotlighting, hob, oven and extractor, integrated fridge and dishwasher, breakfast area tiled splash backs, door leading out to the garden.

FIRST FLOOR LANDING Having doors off to:-

BEDROOM ONE 28' 6" x 12' 7" (8.69m x 3.84m) With double glazed windows to rear and central heating radiator.

BATHROOM 6' 2" x 5' 7" (1.88m x 1.7m) With bath, pedestal wash hand basin, tiled walls, low level wc.

WARDROBE 8' 1" x 5' 0" (2.46m x 1.52m) With fitted shelving.

The area above the shops has a hallway/landing and doors off:-

SECOND BATHROOM 13' 3" x 6' 4" (4.04m x 1.93m) With corner bath, low level wc, pedestal wash hand basin, separate shower and double glazed window to front, tiled walls and flooring.

BEDROOM FIVE 8' 1" x 8' 7" (2.46m x 2.62m) With double glazed window to front, central heating radiator.

BEDROOM FOUR 7' 11" x 11' 0" (2.41m x 3.35m) Double glazed window to front, central heating radiator and fitted wardrobes.

BEDROOM THREE 10' 11" x 9' 6" (3.33m x 2.9m) Double glazed window to front and fitted wardrobes and central heating radiator.

BEDROOM TWO 16' 2" x 15' 6" (4.93m x 4.72m) Two fitted wardrobes with mirrored doors, windows to front and rear.

The property also benefits from a courtyard style garden with paved patio and shrub and plant borders. There is a rear gate which leads to a second door for storage for the shops which houses another toilet and an area that is ready to be developed.

Council Tax Band B - North Warwickshire

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

Mobile coverage for:  
EE and Three - Variable in-home, good outdoor  
O2 and Vodafone - Good in-home and outdoor

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 178 Mbps. Highest available upload speed 24 Mbps.

Networks in your area:- 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.

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

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.