



Pooley View  
Polesworth  
£239,950

\*\*\* DETACHED DOUBLE GARAGE TO THE REAR - NO UPWARD CHAIN - REAR DRIVEWAY \*\*\* For sale with MARK WEBSTER estate agents is this perfectly situated three bedroom semi detached property that requires some cosmetic improvement but offers excellent potential and is located on this desirable development in Polesworth.

## RECEPTION HALL

Having an opaque double glazed side entrance door with opaque double glazed side window, stairs leading off to the first floor landing and a door to the lounge.

## LOUNGE

12' 8" x 14' 8" (3.86m x 4.47m)

Double glazed window to front aspect, feature fireplace and a door to the kitchen/diner.

## KITCHEN/DINER

15' 10" x 9' 1" (4.83m x 2.77m)

Double glazed window to rear aspect, double glazed sliding patio style doors leading out to the rear garden, opaque double glazed side entrance door, fitted base and eye level units, roll edge work surfaces, space and point for a gas cooker, space and plumbing for a washing machine, further appliance space, stainless steel sink, tiled splash back areas and a wall mounted central heating boiler.

## FIRST FLOOR LANDING

Opaque double glazed window to side aspect, door to the airing cupboard and further doors leading off to...

## BEDROOM ONE

13' 0" x 9' 4" (3.96m x 2.84m)

Double glazed window to front aspect, single panelled radiator and a range of fitted bedroom furniture.

## BEDROOM TWO

11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed window to rear aspect and a single panelled radiator.

## BEDROOM THREE

10' 0" x 6' 3" (3.05m x 1.91m)

Double glazed window to side aspect and a single panelled radiator.



## BATHROOM

5' 6" x 6' 2" (1.68m x 1.88m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath with a chrome mixer style shower over, tiled walls.

## TO THE EXTERIOR

The property stands on an excellent corner plot with gardens to three sides that are all mainly laid to lawn. Located to the rear of the property is a double width driveway that also gives access to the double garage.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is currently FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

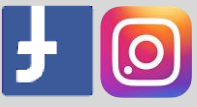




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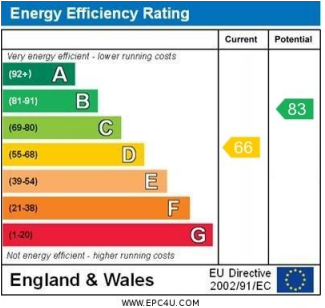
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