

Mark
Webster
estate agents



High Street
Polesworth

O.I.R.O **£399,950**

*** DON'T MISS OUT ON THIS ONE - BEAUTIFUL MATURE GARDENS - PRIVATE REAR GARDEN - DESIRABLE VILLAGE LOCATION ***. We are delighted to be favoured with instructions to market this charming detached property that stands in stunning gardens with superb rear views beyond. Internal viewing is considered essential.

Located right on the edge of the heart of this desirable village is this charming individual 3 bedroom detached family home standing on a good sized plot with stunning mature gardens enjoying a sunny aspect. Local amenities are within walking distance with the village centre offering a wide range of shops, doctors, hairdressers and various takeaways including the ever popular Polesworth Chippy.

Polesworth is a large village and civil parish in the North Warwickshire district of Warwickshire. It is situated close to the northern tip of Warwickshire, adjacent to the border with Staffordshire, 3 miles east of Tamworth, and 5 miles northwest of Atherstone.

IMPRESSIVE ENTRANCE HALL

Having an opaque double glazed entrance door, laminated wooden effect flooring, double panelled radiator, single panelled radiator, superb exposed staircase leading off to the first floor landing and doors leading off to...

GUEST WC 6' 1" x 4' 5" maximum (1.85m x 1.35m)

Attractive opaque double glazed circular window to front aspect, laminated wooden effect flooring, low level WC, corner wash basin and tiling to the splash back area.

LOUNGE/DINER 23' 1" x 11' 10" maximum (7.04m x 3.61m)

(10'0" minimum width) Double glazed window to front aspect, stunning feature fireplace having an inset coal effect living flame gas fire with feature wooden surround, double panelled radiator, double glazed door giving access to the conservatory.

CONSERVATORY 11' 8" x 7' 8" (3.56m x 2.34m)

Double panelled radiator, laminated wooden effect flooring, double glazed windows and roof with French doors leading out to the rear garden.

KITCHEN/DINER 17' 9" x 8' 7" (5.41m x 2.62m)

Double glazed window to rear aspect, double glazed French doors leading out to the rear garden, tiled floor, double panelled radiator, wide range of Cream Gloss style base and eye level units, built in 3/4 height fridge and separate freezer, integrated dishwasher, space and point for a Range style gas cooker with a stainless steel splash back and extractor hood, recessed stainless steel sink, built in washing machine, tiled splash back areas.

OFFICE/PLAYROOM 16' 0" x 8' 2" (4.88m x 2.49m)

A flexible room that could easily be used as a fourth bedroom if required having a double glazed window to front aspect, laminated wooden effect flooring and a double panelled radiator.

SPACIOUS FIRST FLOOR LANDING

Access to the roof storage space, laminated wooden effect flooring, double glazed window to front aspect, door to the airing cupboard and further doors leading off to...



BEDROOM ONE 11' 6" x 12' 3" maximum (3.51m x 3.73m)

Double glazed window to front aspect, single panelled radiator, double glazed window to side aspect and a door to a good sized storage cupboard.

BEDROOM TWO 12' 3" x 11' 9" maximum (3.73m x 3.58m)

Double glazed window to front aspect, laminated wooden effect flooring, double glazed window to side aspect and a useful storage recess.

BEDROOM THREE 11' 7" x 7' 0" maximum (3.53m x 2.13m)

(3'10" minimum depth) Double glazed window to rear aspect, laminated wooden effect flooring and a single panelled radiator.

FAMILY BATHROOM 7' 9" x 6' 9" (2.36m x 2.06m)

Opaque double glazed window to rear aspect, tiled floor, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, bath with an electric shower over, shower screen, tiled walls and recessed LED ceiling down lights.

TO THE EXTERIOR

The front garden is mainly laid to lawn with a long driveway providing ample off road parking with side gated access to the rear garden. The rear garden is an excellent size having a good size block paved patio, lawn, well established with a wide variety of shrubs and small trees, stunning colours and a delightful rear aspect.

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 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 E. (This information is provided from the Council Tax Valuation List Website).

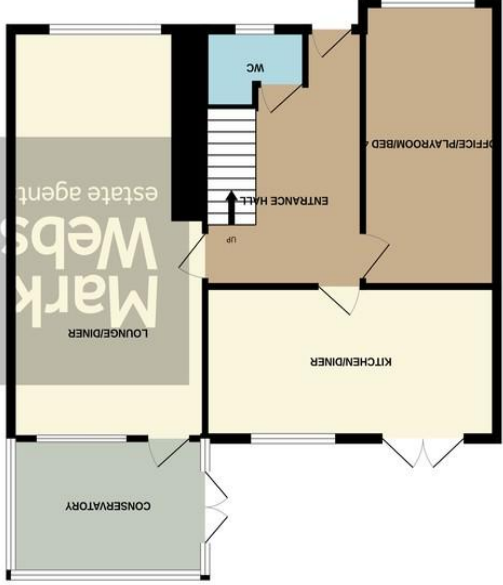
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Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
58	59
Very energy efficient - lower running costs A (92+) (81-91) B (81-91) (69-80) C (69-80) (55-68) D (55-68) (39-54) E (39-54) (21-38) F (21-38) (1-20) G (1-20)	
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC WWW.EPC4U.COM	

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Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

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