

Mark  
Webster  
estate agents



Grazier Avenue  
Two Gates

O.I.R.O **£215,000**

\*\*\* IDEAL FIRST TIME BUY - WELL PRESENTED THROUGHOUT - 2 ALLOCATED PARKING SPACES \*\*\*. For sale with MARK WEBSTER estate agents is this mid terraced property briefly comprising: Kitchen, lounge/diner, guest WC, two bedrooms, family bathroom, enclosed rear garden and 2 allocated parking spaces. Viewing is essential.

## ENTRANCE HALL

Having an opaque double glazed entrance door, laminated wood effect flooring, single panelled radiator, stairs leading off to the first floor landing, door to a useful under stairs storage cupboard and further doors to...

## KITCHEN

**9' 2" x 7' 3" (2.79m x 2.21m)**

Double glazed window to front aspect, tiled floor, single panelled radiator, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, stainless steel sink, gas hob, space for an electric oven, wall mounted combination central heating boiler, space and plumbing for a washing machine and further space for a fridge/freezer.

## GUEST WC

**3' 2" x 7' 2" (0.97m x 2.18m)**

Laminated wooden effect flooring, tiling to splash back areas, single panelled radiator, pedestal wash hand basin and a low level WC.

## LOUNGE/DINER

**10' 5" x 13' 10" (3.18m x 4.22m)**

Double panelled radiator and double glazed French doors giving access to the rear garden.

## FIRST FLOOR LANDING

Access to roof space, single panelled radiator and doors to...

## BEDROOM ONE

**13' 10" x 10' 1" maximum (4.22m x 3.07m)**

Two double glazed windows to front aspect, two single panelled radiators, door to a useful storage cupboard and fitted wardrobes.

## BEDROOM TWO

**11' 3" x 7' 2" (3.43m x 2.18m)**

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



## BATHROOM

8' 1" x 6' 5" (2.46m x 1.96m)

Opaque double glazed window to rear aspect, vinyl flooring, chrome heated towel rail, tiling to splash back areas, pedestal hand wash basin, low level WC and a panelled bath with chrome mixer style shower over.

## TO THE EXTERIOR

To the front of the property there are two allocated parking spaces and a small stoned area with access to the entrance door. The enclosed rear garden is mainly stoned for low maintenance, with a raised patio area and a rear gate for access.

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

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

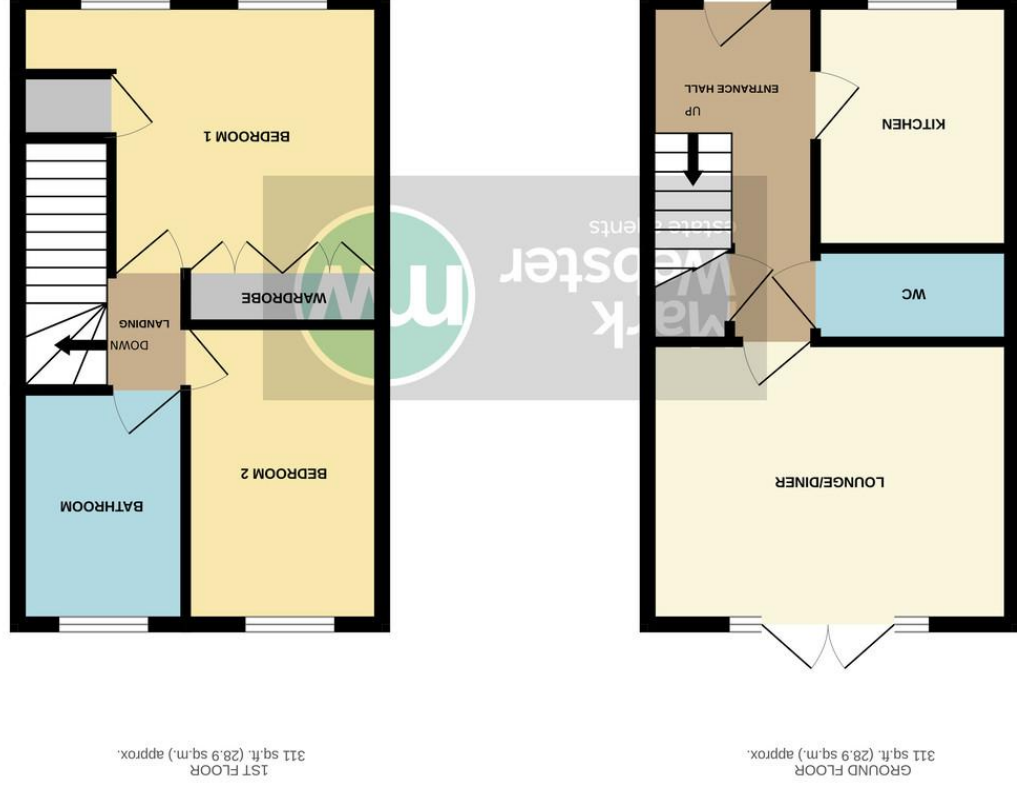
**TENURE:** We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX BAND:** B

**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.



## Floorplan



29 Bridge Street  
Polesworth, Tamworth  
Staffordshire, B78 1DR

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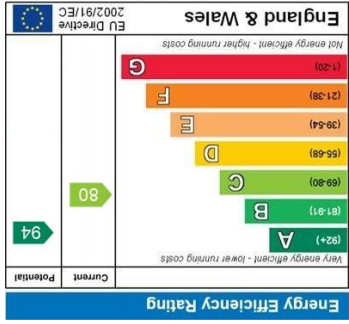
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## Energy Performance Rating:



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