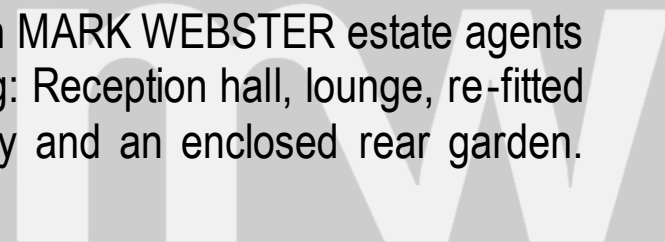




High Street
Polesworth
£245,000

*** THREE BEDROOM SEMI DETACHED HOME IN THIS DESIRABLE VILLAGE LOCATION - SUPERB PLOT SIZE ***. For sale with MARK WEBSTER estate agents is this well positioned family home briefly comprising: Reception hall, lounge, re-fitted kitchen, bathroom, three bedrooms, large driveway and an enclosed rear garden. Viewing advised.



RECEPTION HALL

Having an opaque double glazed entrance door, stairs leading off to the first floor landing, doors to the bathroom and lounge.

LOUNGE

16' 2" x 10' 6" (4.93m x 3.2m)

Double glazed windows to front and rear aspects, double panelled radiator and a door to...

REAR LOBBY AREA

Having an opaque double glazed door leading out to the rear garden, door to an under stairs storage cupboard and access to the kitchen.

REFITTED KITCHEN

10' 3" x 9' 3" (3.12m x 2.82m)

Double glazed window to rear aspect, single panelled radiator, wide range of high gloss style base and eye level units, tall unit housing the stainless steel electric oven and microwave, stainless steel sink, plumbing for a washing machine, inset stainless steel 4 ring gas hob with a modern stainless steel extractor hood above, space for a fridge freezer and tiled splash back areas.

BATHROOM

9' 2" x 5' 2" (2.79m x 1.57m)

Two opaque double glazed windows to front aspect, tiled floor, chrome towel radiator, PVC panelled walls and ceiling, recessed LED ceiling down lights, low level WC, wash basin with useful vanity storage beneath, bath with a chrome mixer style shower over, shower screen.

FIRST FLOOR LANDING

Access to the roof storage space, double panelled radiator and doors leading off to...

BEDROOM ONE

16' 0" x 9' 3" (4.88m x 2.82m)

Double glazed windows to front and rear aspects, double panelled radiator and a useful over stairs recess.



BEDROOM TWO

8' 5" x 10' 5" (2.57m x 3.18m)

Double glazed window to front aspect and a double panelled radiator.

BEDROOM THREE

7' 6" x 7' 4" (2.29m x 2.24m)

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

TO THE EXTERIOR

There is a front lawn and a good sized stoned driveway providing ample off road parking. The rear garden has a full width paved patio, lawn, rear stoned garden area and fenced boundaries.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

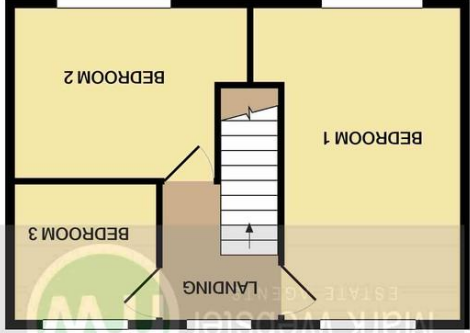
SERVICES: We understand that all mains services are connected.

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 B. (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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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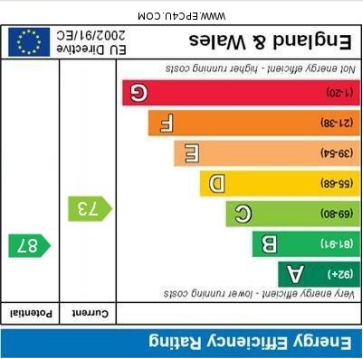
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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



Energy Performance Rating:



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Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.