

Mark
Webster
estate agents



Pooley View
Polesworth
£260,000

*** EXCELLENT POTENTIAL - NO UPWARD CHAIN - OFF ROAD PARKING ***.
For sale with MARK WEBSTER estate agents is this semi-detached property briefly comprising: Lounge/diner, kitchen, conservatory, ground floor shower room, three bedrooms, bathroom, enclosed rear garden, garage & driveway. Viewing is essential.

ENTRANCE HALL

Having vinyl flooring, single panelled radiator, sliding doors to a useful storage cupboard and a door to...

GROUND FLOOR SHOWER ROOM

11' 9" x 4' 1" maximum (3.58m x 1.24m)

Two opaque double glazed windows to side aspect, tiled walls, tiled floor, wall mounted wash basin, low level WC and an electric shower.

LOUNGE/DINER

20' 2" x 17' 5" maximum (6.15m x 5.31m)

(7' 4" x 5' 10" minimum) Double glazed window to side aspect, three double panelled radiators, double glazed French doors to the conservatory and a sliding door to...

KITCHEN

8' 2" x 7' 0" (2.49m x 2.13m)

Double glazed window to rear aspect, tiled floor, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, space for an electric single oven, stainless steel sink, gas hob, space for a washing machine, integrated dishwasher and space for a fridge freezer.

CONSERVATORY

8' 8" x 11' 6" (2.64m x 3.51m)

Having double glazed windows, laminated wooden effect flooring and double glazed French doors giving access to the rear garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, access to roof space and doors leading off to...

BEDROOM ONE

9' 8" x 10' 10" to fitted wardrobe (2.95m x 3.3m)

Double glazed window to front aspect, sliding doors to a useful fitted wardrobe and a single panelled radiator.

BEDROOM TWO

12' 5" x 9' 9" (3.78m x 2.97m)

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



BEDROOM THREE

9' 4" x 7' 3" (2.84m x 2.21m)

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

BATHROOM

7' 6" x 6' 1" maximum (2.29m x 1.85m)

(5' 5" x 2' 7" minimum) Opaque double glazed window to front aspect, door to an airing cupboard, vinyl flooring, tiled walls, pedestal wash basin, low level WC and a panelled bath with mixer style tap.

GARAGE

17' 2" x 8' 10" (5.23m x 2.69m)

Having an up and over door, power and light.

TO THE EXTERIOR

There is a stoned garden to the front of the property with a tarmac driveway providing off road parking and access to the garage, entrance door and side access gate. The enclosed rear garden is mainly laid to lawn with a small patio area.

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

DISCLAIMER: DET AILS 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.





GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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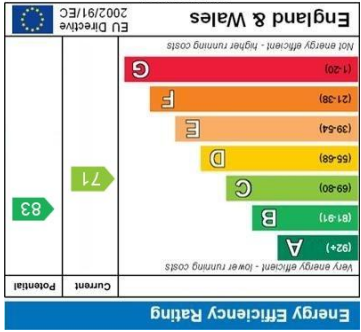
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