



Waterside Polesworth Tamworth B78 1EG

for sale guide price
£185,000



Property Description

Looking for a delightful home with off road parking, open plan living and a wonderfully tucked away cul de sac aspect? Then look no further than Waterside!

Set in a wonderfully popular residential area, this property benefits from being a stones throw away from Polesworth high street where a host of amenities can be found such as restaurants, pubs, cafes, shops and more!

For schools, this property benefits from being in the catchment area of good local schools. For commuters, this property is near to links via the A5 and M42.

As you approach the property, you will first notice the off road parking via the driveway to the front of the property. As you enter this home you will see a super open plan lounge diner and a kitchen area too.

Upstairs you will find two good sized double bedrooms and a modern family bathroom.

To the rear of the property is a pleasant fully enclosed rear garden with patio area.

This property is ready for viewings and needs to be seen in person for you to truly appreciate how truly lovely this home feels.

****ABSOLUTELY PERFECT FOR FIRST TIME BUYERS AND INVESTORS ALIKE****

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

13' 4" x 12' 2" (4.06m x 3.71m)

Kitchen

10' 2" x 12' 2" (3.10m x 3.71m)

First Floor Landing

Bedroom One

12' 8" x 12' 3" (3.86m x 3.73m)

Bedroom Two

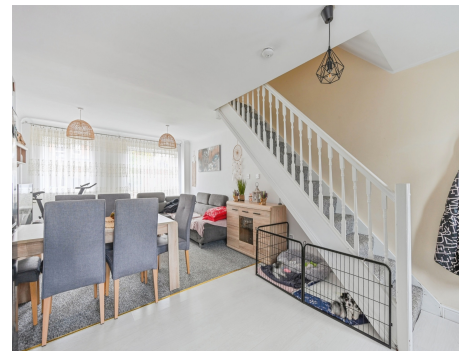
7' 2" x 10' 8" (2.18m x 3.25m)

Family Bathroom

Pleasant Rear Garden

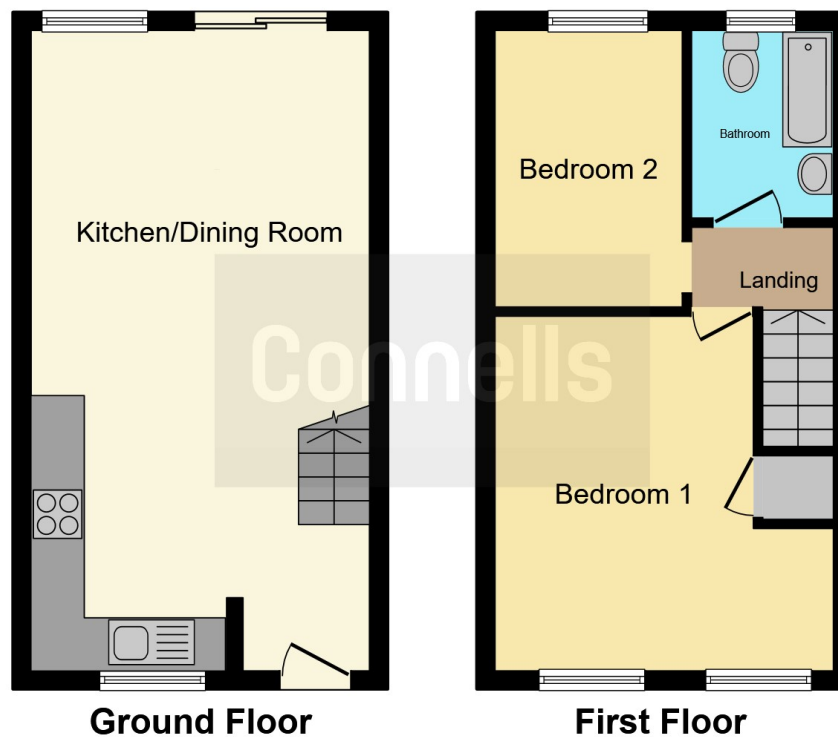
Two Car Driveway

Popular Location









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311783



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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