



37 Ensor Drive, Polesworth, Warwickshire, B78 1JW

HOWKINS &
HARRISON

37 Ensor Drive,
Polesworth,
Warwickshire, B78 1JW

Guide Price: £259,000

A two bedroom detached bungalow, offered for sale with no upward chain and located within a very popular village location, close to excellent amenities and transport links. Briefly comprising:- lounge, re-fitted kitchen, two bedrooms, one with a conservatory off. The bungalow has delightful rear gardens and a detached garage.

An early internal viewing is strongly recommended.

Features

- Detached bungalow
- Spacious lounge
- Re-fitted kitchen
- Two good size bedrooms
- Shower room
- Double glazed conservatory
- Delightful gardens
- Detached garage & car-port
- Sought after village location
- Close to amenities and road links



Location

The property is located close to the centre of the large village of Polesworth, with good transport links to roads such as the M42 and A5. A train station is located in Polesworth offering good transport connections with a number of bus routes also available. Polesworth is located in close proximity to Tamworth.

M42 J10 - 1.5 miles

Tamworth - 3 miles

Atherstone - 3.75 miles

A5 - 1.5 miles

Ashby de la Zouch - 10.5 miles

Birmingham - 13.5 miles



Accommodation Details

Side entrance door leading into the entrance hallway with doors leading off to:- two cloakroom cupboards, kitchen with a range of wall and base units, ample preparation surfaces, complementary tiling and double glazed window to the front elevation. The lounge area has a double glazed bay window to the front elevation and door to inner hallway which leads to two good size bedrooms and a shower room with shower cubicle, low flush WC and vanity wash hand basin. Off bedroom two there are double opening doors into a double glazed conservatory with windows to the rear elevation and French doors leading onto the garden.

Outside

To the front of the property a driveway leads to the detached garage and car-port providing ample parking. Side gate leads to the rear garden which is mainly laid to lawn with mature borders and a garden shed.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

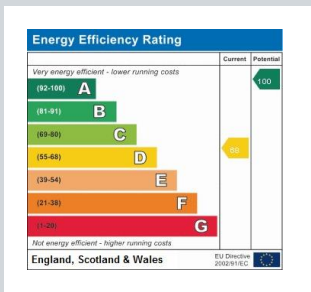
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

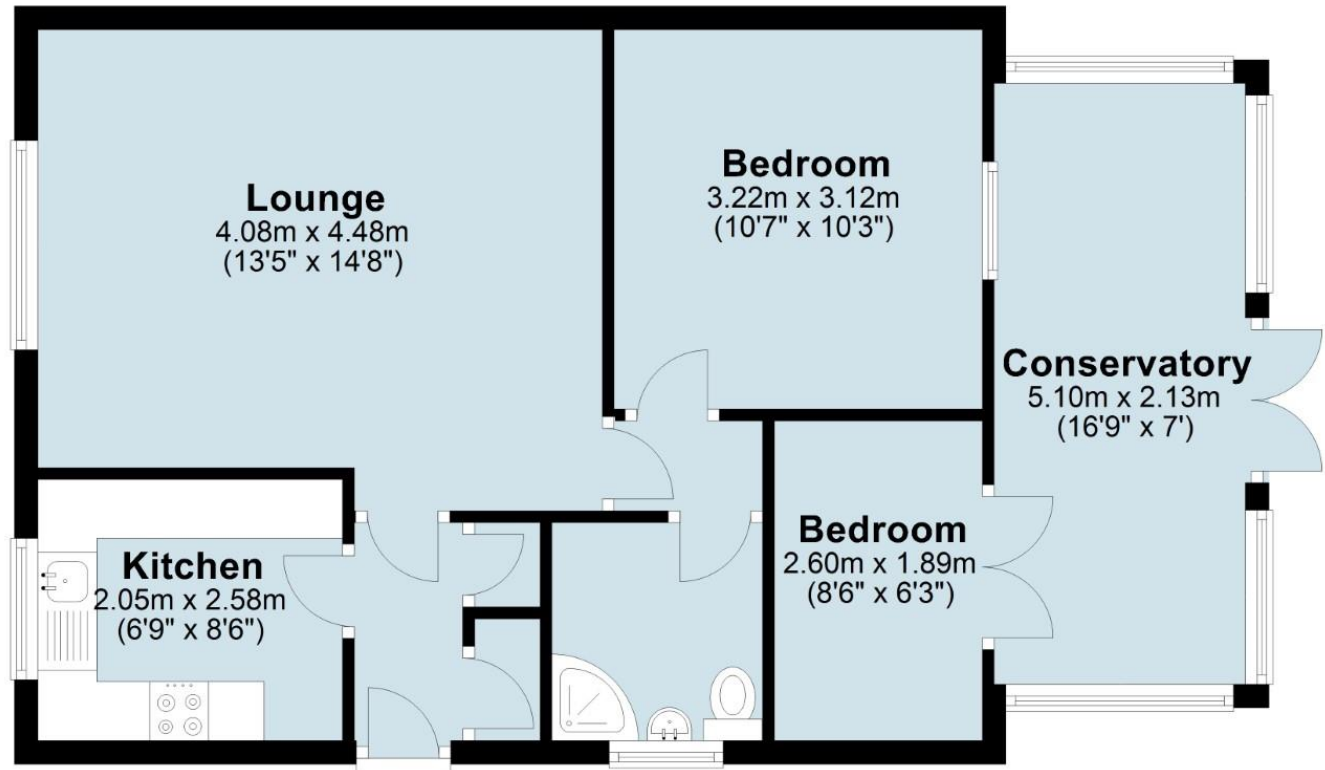
North Warwickshire Borough Council - Tel: 01827 715341

Council Tax

Band - C



Ground Floor



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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