

NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Total area: approx. 981.4 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- THREE BEDROOMS
- REQUIRED MODERNISATION
- GARAGE AND DRIVEWAY
- POPULAR VILLAGE LOCATION
- NO ONWARD CHAIN

Francis Close, Polesworth, Tamworth, B78 1BL

£200,000



Property Description

A three bedroom semi detached property, set in the prime location of Polesworth, with open aspect to the rear.

Approach via the driveway with front door into:-

ENCLOSED PORCH Further door into:-

HALLWAY With stairs leading to the first floor.

KITCHEN 8' 8" x 8' 7" (2.64m x 2.62m) Having wall and base units, work surfaces, sink with taps, double glazed window to front.

LOUNGE 12' 1" x 17' 5" (3.68m x 5.31m) With sliding doors to dining area.

DINING AREA 7' 6" x 10' 11" (2.29m x 3.33m) Doors leading out to the garden.

FIRST FLOOR

BEDROOM ONE 12' 3" x 10' 9" (3.73m x 3.28m) With double glazed window to front.

SHOWER ROOM With walk-in shower, low level wc and wash hand basin, double glazed window to front.

BEDROOM THREE 9' x 7' (2.74m x 2.13m) Double glazed window to rear.

BEDROOM TWO 10' 3" x 12' 3" (3.12m x 3.73m) With double glazed window.

REAR GARDEN Having lawned area and shrub and plant borders, garden shed.

GARAGE With up and over door, power and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

The property is in need of some modernisation.

Council Tax Band C - North Warwickshire Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2 and Vodafone, limited for Three and data likely available for Vodafone, limited for EE, Three and O2.

Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 160 Mbps. Highest available upload speed 21 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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