

Mark
Webster
estate agents



Grendon Road
Polesworth
O.I.R.O £300,000

*** SHOW HOME QUALITY ~ GREAT LOCATION ~ EDGE OF VILLAGE LOCATION
***. We are truly delighted to be able to bring to the market for sale this immaculate three bedroom family home that was built by 'Cameron Homes' located in the ever popular village of Polesworth. Viewing is considered essential.

ENTRANCE HALL

Having an attractive opaque double glazed composite style entrance door, stairs leading off to the first floor landing, tiled floor, single panelled radiator, door to a useful storage cupboard and further doors to...

GUEST WC 5' 7" x 3' 1" (1.7m x 0.94m)

Opaque double glazed window to front aspect, single panelled radiator, tiled floor, low level WC, wall mounted wash basin and a feature tiled wall.

LOUNGE 10' 8" x 17' 4" maximum into the bay window (3.25m x 5.28m)

Double glazed square bay window to front aspect and a single panelled radiator.

SUPERB KITCHEN/DINER 18' 3" x 11' 3" maximum (5.56m x 3.43m)

Double glazed window to rear aspect, double glazed French doors leading out to the rear garden, tiled floor, excellent range of high gloss style base and eye level units, inset stainless steel electric oven and gas hob with a stainless steel extractor hood above, plumbing for a washing machine, integrated dishwasher, fridge/freezer space, roll edge work surfaces with matching up stands, single panelled radiator and recessed LED ceiling down lights.

FIRST FLOOR LANDING

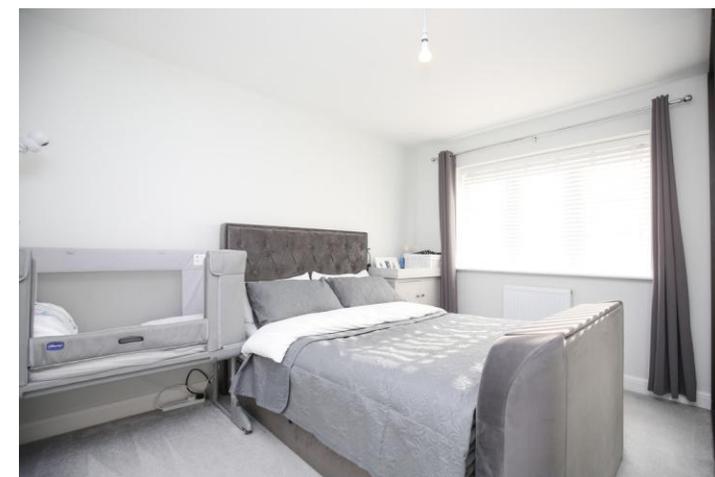
Access to the roof storage space, door to a useful storage cupboard and further doors leading off to...

MASTER BEDROOM 12' 2" x 10' 10" (3.71m x 3.3m)

Double glazed window to front aspect, single panelled radiator, fitted wardrobe with sliding mirrored doors and a door to the en-suite.

ENSUITE 8' 7" x 3' 10" (2.62m x 1.17m)

Opaque double glazed window to side aspect, towel radiator, low level WC, pedestal wash hand basin, good sized shower cubicle having a chrome mixer style shower, wall mounted vanity mirror with side shaver connection point.



BEDROOM TWO 10' 9" x 9' 8" (3.28m x 2.95m)

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

BEDROOM THREE 8' 2" x 7' 2" (2.49m x 2.18m)

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

BATHROOM 7' 2" x 6' 5" (2.18m x 1.96m)

Opaque double glazed window to rear aspect, single panelled radiator, tiled floor, low level WC, pedestal wash basin, panelled bath and tiled splash backs.

TO THE EXTERIOR

To the front of the property there is a double width block paved driveway with side gated access to the rear garden. The rear garden has a paved patio, lawn, timber summerhouse and fenced boundaries.

MAINTENANCE CHARGES:

We have been informed by the current vendor there is a £300 annual maintenance service charge.

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

SERVICES: We understand that all mains services are connected.

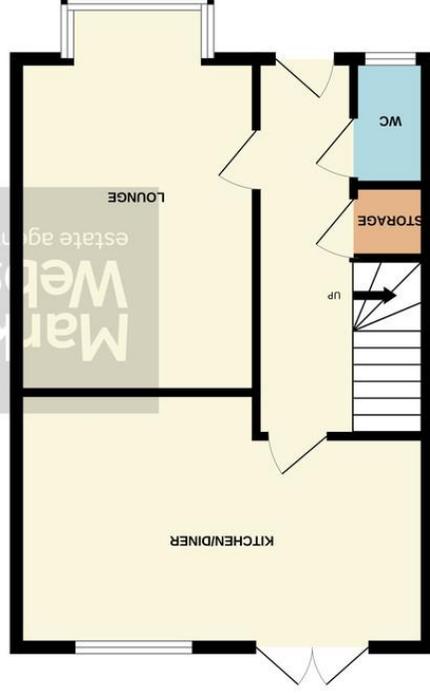
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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).

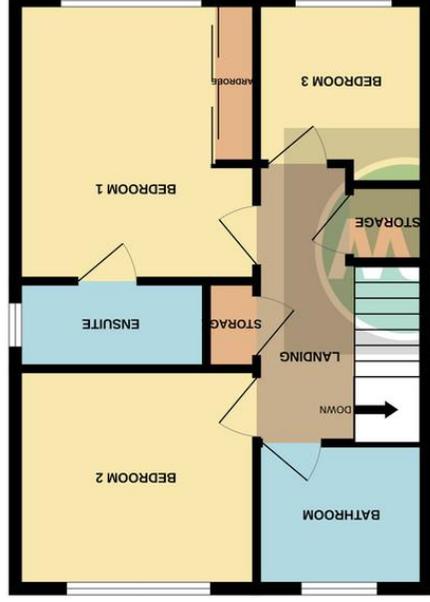
DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



GROUND FLOOR (45.5 sq.m.) approx.



1ST FLOOR (44.1 sq.m.) approx.



What 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. This plan is for guidance 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. Made with Hexpix ©2025

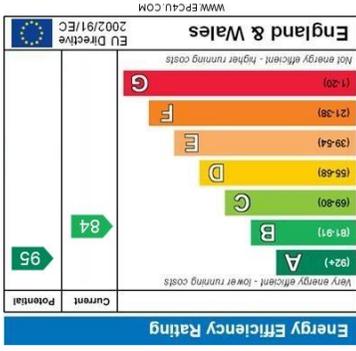
29 Bridge Street
Polesworth, Tamworth
Staffordshire, B78 1DR

www.markwebsterandco.co.uk
01827 64903

Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



Energy Performance Rating:



COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

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 for 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.