



St. Leonards View, Polesworth, TAMWORTH

burchell
edwards



Property Description

This spacious property is the perfect family home offered with no onward chain and in the catchment area for primary and secondary schools which are within walking distance from the property. Being finished to a high standard throughout, this property must be viewed to appreciate the size and standard of accommodation on offer. Comprising of a reception hallway, lounge, dining room and kitchen on the ground floor and upstairs comprising of three bedrooms and a refitted family bathroom. Outside there is a driveway to the front with side gated access and a rear garden.

Entrance Hallway

Double glazed door to front elevation, stairs to first floor accommodation and door into lounge.

Lounge

Double glazed bay window to front elevation, central heating radiator, under stairs storage and laminate wood flooring.

Dining Room

Double glazed double opening French doors to rear elevation, central heating radiator and laminate wood flooring.

Kitchen

Double glazed windows to rear and side elevations, double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor hood, tiled flooring, tiling to splash prone areas.

Bedroom One

Double glazed window to front elevation, central heating radiator and sunken spotlights.

Bedroom Two

Double glazed window to rear elevation, central heating radiator and sunken spotlights.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin with vanity unit, W.C, paneled bath with glass screen and shower over, heated towel rail, laminate wood flooring and tiling to splash prone areas.

Front Garden

Paved driveway providing off road parking and double gated side access.

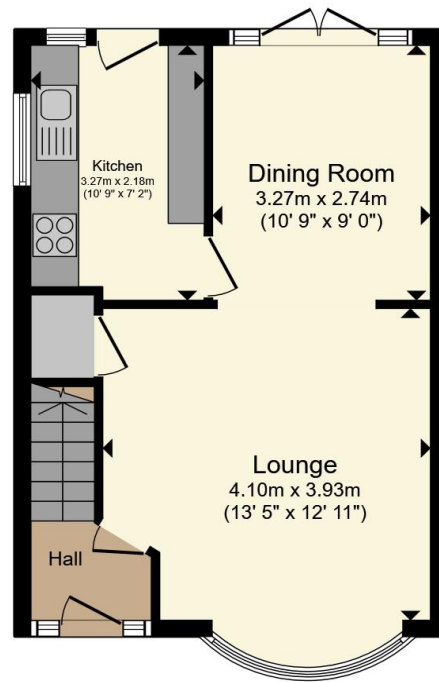
Rear Garden

Paved areas to rear and side, lawned area, side access to frontage and fencing to boundaries.

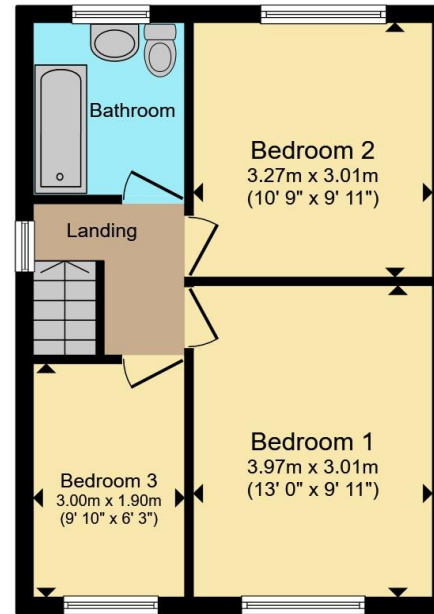








Ground Floor



First Floor

Total floor area 75.1 m² (808 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
TAMWORTH B79 7PA

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM207551



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TAM207551 - 0003