

Tamworth | 01827 68444 (option 1)



- MOVE IN READY
- HIGH SPECIFICATION FINISHES THROUGHOUT
- OPEN PLAN KITCHEN DINER
- LOUNGE WITH DOORS TO KITCHEN DINER
- BLOCK PAVED DRIVEWAY



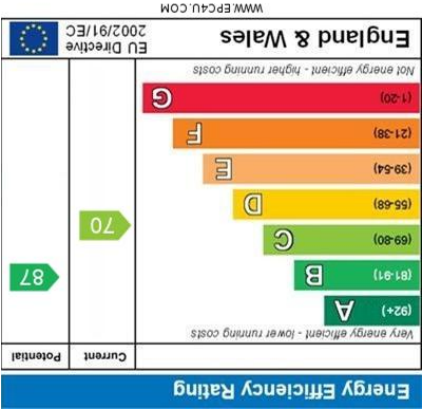
St Helena Road, Polesworth, Tamworth, B78 1NN | Offers Over £260,000



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 Conveyer.







## Property Description

Set back from the road with a block paved driveway this property is ready to move into having been renovated to a very high standard throughout with the ground floor also benefitting from an extension.

The property includes:-

**ENTRANCE HALLWAY** With LVT flooring, stairs rising to first floor, radiator, door into useful under stairs storage cupboard housing the boiler and door into:-

**BRIGHT AND AIRY LOUNGE** 11' 7" x 10' 9" (3.53m x 3.28m) With LVT flooring, bay window to the front with a radiator beneath, double wood and glass doors through to:-

**SPACIOUS KITCHEN DINER** 18' 6" x 16' 8" (5.64m x 5.08m) Offering a light and airy feel with two radiators, a range of wall and base units, integrated dishwasher, fridge/freezer oven and hob with extractor over, a door from the kitchen provides access to the side of the property, double patio doors lead out to the rear garden.

**FIRST FLOOR LANDING** With loft access, radiator and doors into:-

**BEDROOM ONE** 11' 7" x 10' 11" (3.53m x 3.33m) Window to the rear and radiator beneath.

**BEDROOM TWO** 10' 2" x 10' 10" (3.1m x 3.3m) With window to the front, radiator beneath.

**BEDROOM THREE** 6' 8" x 5' 5" (2.03m x 1.65m) Window to the front, radiator beneath.

**SHOWER ROOM** 5' 11" x 5' 4" (1.8m x 1.63m) Fully tiled with contemporary subway tiles to the walls, low level wc, sink set within vanity, shower cubicle with rainfall shower head, window to the rear, heated towel rail and extractor.

**REAR GARDEN** Neat enclosed garden, block paved patio area, lawn and gravel pathway leading to further area of patio and a large workshop with pow

Council Tax Band B - North Warwickshire

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Central heating  
Sewerage - Mains

**Flood Risk**  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage for:  
EE and O2 - Good outdoor and in-home  
Three and Vodafone - Good outdoor, variable in-home

**Broadband coverage:-**  
Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 44 Mbps. Highest available upload speed 8 Mbps.  
Broadband Type = Ultrafast Highest available download speed 10000 Mbps. Highest available upload speed 10000 Mbps.

Networks in your area:- Openreach, Nexfibre

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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**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444