

Mark
Webster
estate agents



Kiln Way
Polesworth
£192,000

*** POPULAR LOCATION - PERFECT FIRST TIME BUY - NO UPWARD CHAIN ***.
For sale with MARK WEBSTER estate agents is this semi-detached property briefly comprising: Lounge, kitchen/diner, two bedrooms, refitted bathroom, rear garden and off road parking. Viewing is essential.



ENTRANCE HALL

Having laminated wooden effect flooring, single panelled radiator, stairs leading off to the first floor landing and an opening to...

LOUNGE

13' 2" x 9' 2" (4.01m x 2.79m)

Double glazed window to front aspect, door to a useful storage cupboard, laminated wooden effect flooring, single panelled radiator and an opening to...

KITCHEN/DINER

7' 2" x 12' 5" (2.18m x 3.78m)

Double glazed window to rear aspect, tiled floor, single panelled radiator, a range of base and eye level kitchen units, space for an electric cooker, stainless steel sink, space for washing machine, space for a fridge/freezer, wall mounted central heating boiler and a door giving access to the rear garden.

FIRST FLOOR LANDING

Doors leading off to...

BEDROOM ONE

11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed window to front aspect, two useful storage cupboards and a single panelled radiator.

BEDROOM TWO

8' 8" x 6' 1" (2.64m x 1.85m)

Double glazed window to rear aspect, access to roof space and a single panelled radiator.

REFITTED BATHROOM

5' 4" x 6' 2" (1.63m x 1.88m)

Opaque double glazed window to rear aspect, vinyl flooring, tiled walls, heated towel rail, pedestal wash basin, low level WC and a panelled bath with electric shower over.



TO THE EXTERIOR

To the front of the property there is a small lawn and a side driveway providing off road parking. The rear garden has two levels with the first being paved for low maintenance and the lower level stoned with fenced boundaries.

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

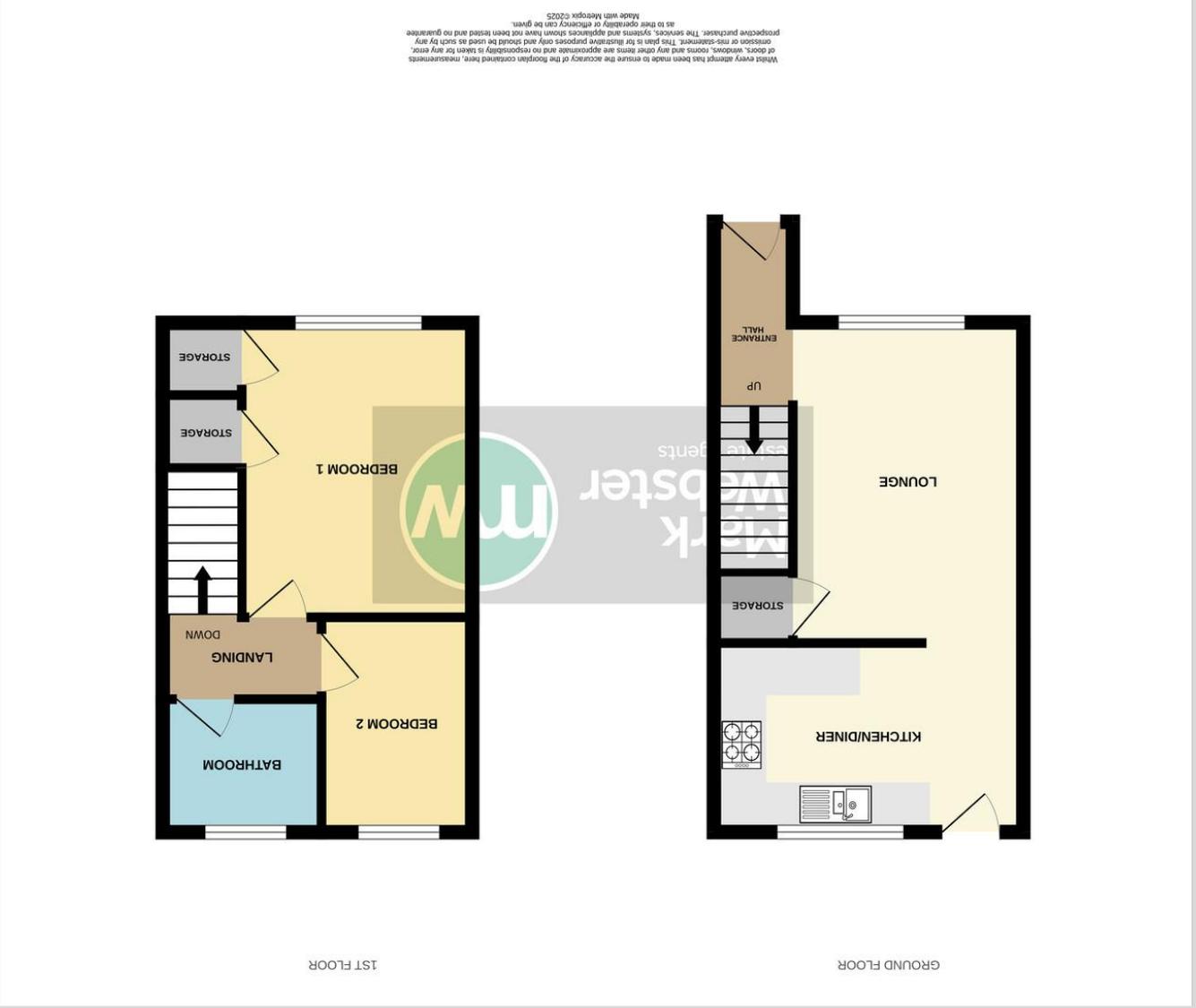
SERVICES: We understand that all mains services are connected.

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 B. (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.

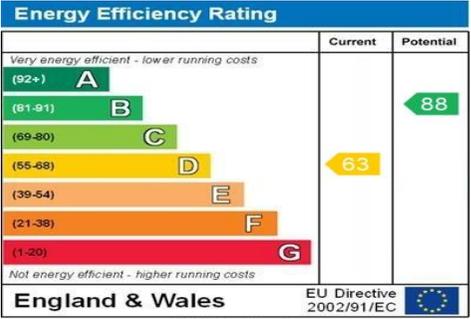




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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



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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 party is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1997 – 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 and 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.