



Abbott Road  
Polesworth  
£107,500

(50% Shared Ownership)

\*\*\* 50% SHARED OWNERSHIP - DESIRABLE DEVELOPMENT - PARKING FOR 2 CARS \*\*\*. For sale with MARK WEBSTER estate agents is this beautifully presented modern semi detached property located in the ever popular village of Polesworth briefly comprising: Lounge, kitchen/diner, guest WC, two double bedrooms and a bathroom. Viewing is essential.

## LOUNGE

11' 6" x 11' 10" (3.51m x 3.61m)

Having a composite style double glazed entrance door, stairs leading off to the first floor landing, double glazed window to front aspect, double panelled radiator and a door to...

## INNER LOBBY AREA

Open plan through to the kitchen/diner, door to an under stairs storage cupboard and a further door to the guest WC.

## GUEST WC

7' 0" x 4' 5" (2.13m x 1.35m)

Chrome towel radiator, low level WC and a pedestal wash hand basin.

## KITCHEN/DINER

15' 2" x 9' 6" (4.62m x 2.9m)

Double glazed window to rear aspect, opaque double glazed door leading out to the rear garden, double panelled radiator, range of fitted base and eye level units, roll edge work surfaces with matching up stands, stainless steel sink, inset stainless steel electric oven and gas hob, stainless steel cooker splash back and extractor hood, space and plumbing for a washing machine, fridge freezer space.

## FIRST FLOOR LANDING

Access to the roof storage space, single panelled radiator and doors leading off to...

## BEDROOM ONE

15' 3" x 9' 6" (4.65m x 2.9m)

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

## BEDROOM TWO

9' 9" x 11' 9" minimum (2.97m x 3.58m)

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





## BATHROOM

7' 8" x 6' 3" (2.34m x 1.91m)

Chrome towel radiator, low level WC, pedestal wash hand basin, panelled bath with a chrome mixer style shower over, shower screen, tiled splash back areas, recessed ceiling down lights and an extractor fan.

## TO THE EXTERIOR

The property benefits from allocated parking for two cars to the front and an enclosed rear garden that is mainly laid to lawn.

**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 LEASEHOLD, 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).

**MONTHLY RENT & CHARGES:** Rent £253.12, Management fee £23.33, Admin charge 0.76p, Buildings Insurance £5.08, 3rd Party cost £28.19. Total: £310.48 per month

**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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Polesworth, Tamworth  
Staffordshire, B78 1DR

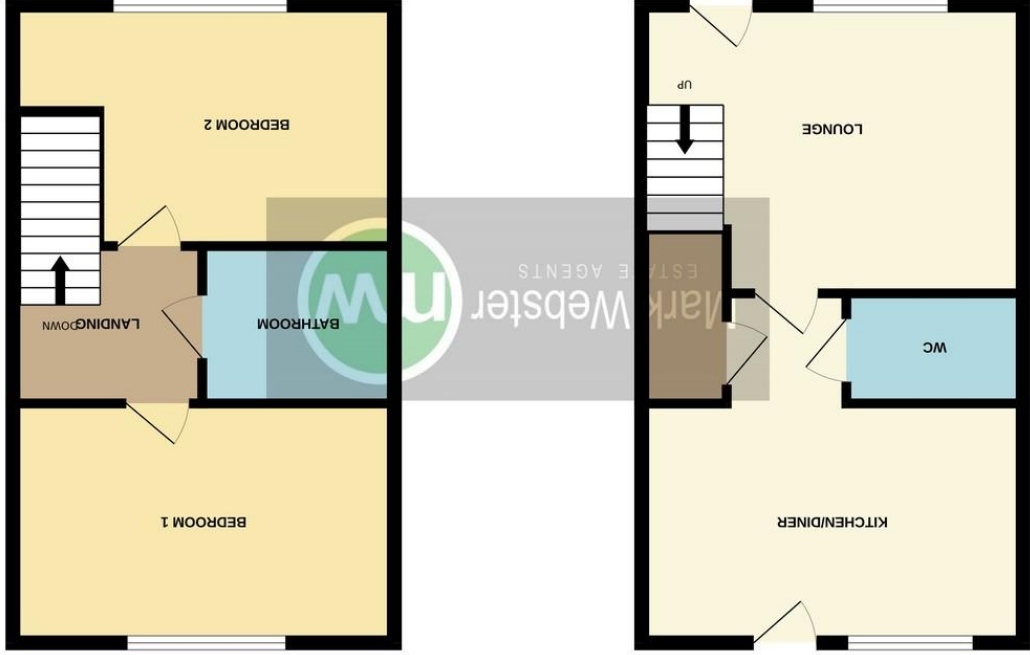
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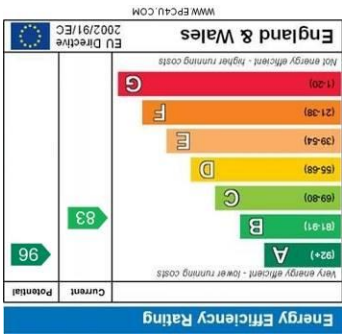
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GROUND FLOOR  
385 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The plan is for illustrative 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.  
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