



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.

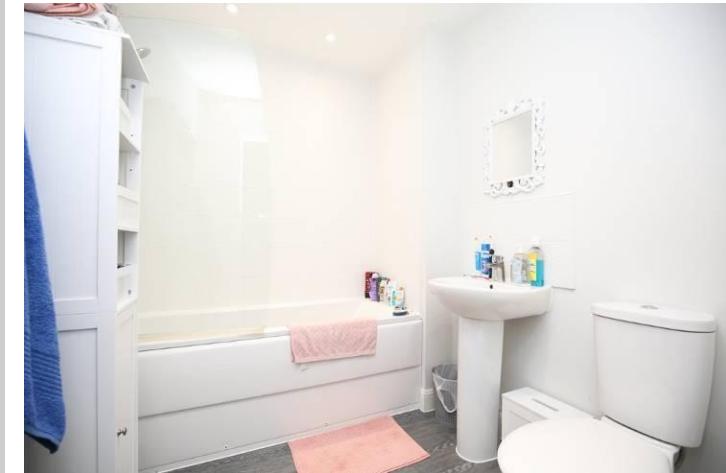
**SERVICES:** We understand that all mains services are connected.

**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.





1987 - These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contracts or to commit legal expenditure. An interested party should consult their own surveyor.

Information Act 1987 - The Act gives the public the right to request information from public bodies. Requests for information should be made by any member of staff, as only specific written confirmation should be relied on. The Act will not be responsible for any costs other than when specific information has been requested.

Photographs are illustrated only and may depict items not included in the scale of the property.

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### Energy Performance Rating:

The floor plan illustrates a house layout. It features two bedrooms, 'BEDROOM 2' and 'BEDROOM 1', located at the top and bottom respectively. A central 'BATHROOM' is positioned between the bedrooms. To the left of the central area is a 'LA' (Laundry) room. A long hallway runs horizontally across the middle of the plan. The plan is rendered in a minimalist style with black lines on a white background.

The floor plan illustrates a modern apartment layout. The main entrance is on the left, leading into a hallway. To the right of the entrance is a WC. Further along the hallway is a large, open-plan Kitchen/Diner area. At the far end of the hallway is a Lounge. To the left of the Lounge is a staircase leading up. The plan also includes a central entrance area with a bench and a small display or storage unit.

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

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

## Floorplan