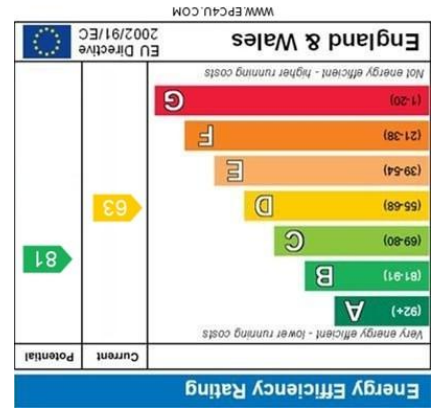


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Tamworth | 01827 68444 (option 1)



- STUNNING CHARACTER PROPERTY
- TWO DRIVEWAYS
- DETACHED GARAGE
- OPEN PLAN KITCHEN DINER
- SPACIOUS LOUNGE WITH LOGBURNER AND BI FOLD DOORS

Potters Lane, Polesworth, Tamworth, B78 1HF

£399,950





## Property Description

Approach via block paved tandem driveway leading to single garage.

Further driveway to front and lawned fore garden with steps up to the front door.

**HALLWAY** With stairs leading to the first floor and door leading into the dining room with feature fireplace herringbone flooring, central heating radiator and windows to side and rear door leading to kitchen and further door to lounge.

**OPEN PLAN KITCHEN/DINER** 15' 3" x 12' 2" (4.67m x 3.72m) Kitchen being recently fitted with quartz work surfaces sink and mixer taps and a range of wall and base units herring bone flooring integrated fridge freezer dishwasher hob and oven and microwave window to side open to extended lounge double glazed door to garden

**LOUNGE** 15' 3" x 12' 4" (4.65m x 3.78m) Extended lounge with log burner, windows to front and two bi-fold doors and central heating radiator.

**UTILITY ROOM** 11' 10" x 10' 4" (3.63m x 3.15m) Wall and base units sink incorporated into quartz work surfaces plumbing for washing machine and space for tumble dryer, space for fridge and freezer.

**GUEST WC** 6' 10" x 2' 9" (2.09m x 0.85m) With high level w.c.

**BEDROOM ONE** 12' 11" x 12' 5" into recess (3.96m x 3.81 m) Window to front, central heating radiator and door to dressing room.

**DRESSING ROOM** Wood flooring and window to front.

**BEDROOM TWO** 12' 11" x 8' 11" into wardrobes (3.96m x 2.74m) Full length fitted wardrobes, central heating radiator and double glazed window to front.

**BEDROOM THREE** 9' 10" x 8' 7" (3.02m x 2.62m) Double glazed window to side and central heating radiator.

**LUXURY BATHROOM** Bath with shower over, wash hand basin, toilet, luxury tiling and double glazed window to side.

**GARAGE** With up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** Gated access to front and side, lawned area and paved patio.

Council Tax Band D North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, O2, Vodafone



Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps.

Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps.

Highest available upload speed 100Mbps.

Networks in your area - Openreach, Virgin Media

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.

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

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