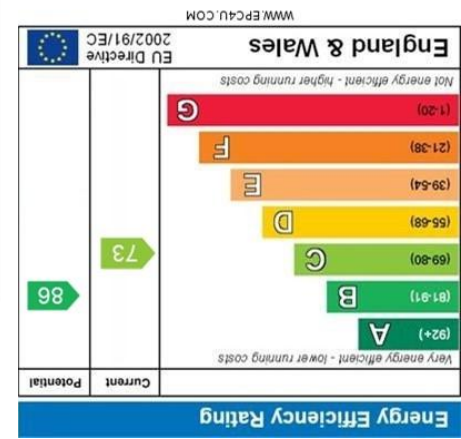


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



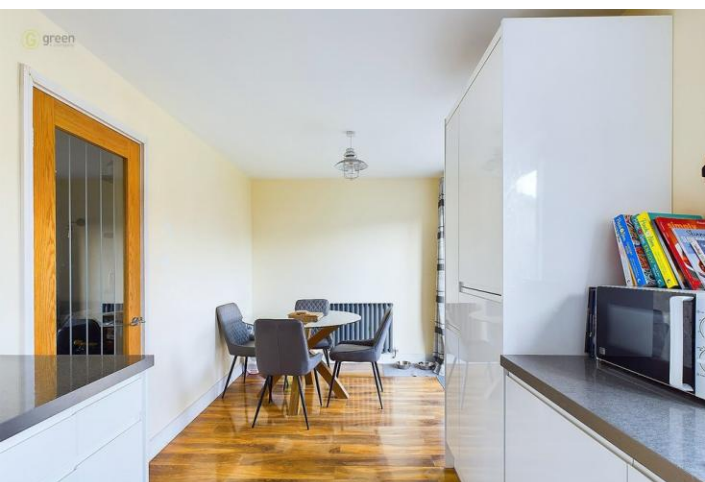
Tamworth | 01827 68444 (option 1)



- THREE BEDROOM DETACHED
- LARGE DRIVEWAY
- OFFICE
- REFITTED KITCHEN DINER
- GUEST WC
- LUXURY BATHROOM

Sunfields Close, Polesworth, Tamworth, B78 1LW

£325,000



Property Description

Surfields Close is a well presented three bedroom detached family home set in Polesworth.

Large driveway with front door into:-

HALL With further door into:-

SPACIOUS LOUNGE 19' 2" x 10' 3" (5.84m x 3.12m) With wood effect flooring, double glazed box window to front, feature radiator, door leading to inner hallway and glazed and oak door leading to:-

FITTED KITCHEN DINER 8' 1" x 19' 2" (2.46m x 5.84m) Open plan and newly fitted. With feature radiator, wood effect flooring, wall and base units, worksurfaces, tiled splash backs, sink with mixer tap, double glazed window to rear, integrated fridge/freezer, hob, oven, dishwasher and double glazed double doors leading to garden.

GARDEN With decked patio area, side access and artificial lawn.

GUEST WC With low level WC and wash hand basin.

INNER HALLWAY With doors leading to WC and converted garage.

CONVERTED GARAGE 18' 0" x 9' 2" (5.49m x 2.79m) Currently being used as an office not to building regulations, with double glazed window to front and central heating radiator.

FIRST FLOOR

LANDING With double glazed window to side and doors off to:-

LUXURY BATHROOM With glazed screen, electric shower, tiled walls and flooring, panel bath, wash hand basin with vanity and low level WC and double glazed window to rear.

BEDROOM ONE 12' 9" x 8' 7" (3.89m x 2.62m) With double glazed window to rear, central heating radiator and open wardrobe.

ENSUITE With double glazed window to rear, walk in shower with glazed screen, fully tiled with mixer shower and low level WC and wash hand basin.

BEDROOM TWO 10' 11" x 10' 5" (3.33m x 3.18m) With double glazed window to front and central heating radiator.

BEDROOM THREE 9' 10" x 8' 6" (3m x 2.59m) With double glazed window to front and central heating radiator.

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, O2, limited for Three, Vodafone and data likely available for EE, O2, limited for Three, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 200Mbps. Highest available upload speed 28Mbps.

Broadband Type = Ultrafast Highest available download speed 10000Mbps. Highest available upload speed 10000Mbps.

Networks in your area - Nexfibre, Openreach

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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