

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

Floor 1

The floor plan for Floor 1 includes the following rooms and dimensions:

- Living**: 12'0" x 10'5" (3.76 x 3.18 m)
- Bedroom**: 10'0" x 10'0" (3.05 x 3.05 m)
- Bedroom**: 9'6" x 9'10" (2.92 x 3.00 m)
- Bathroom**: 2'11" x 2'9" (0.85 x 0.85 m)
- Kitchen**: 3'9" x 7'10" (1.18 x 2.40 m)

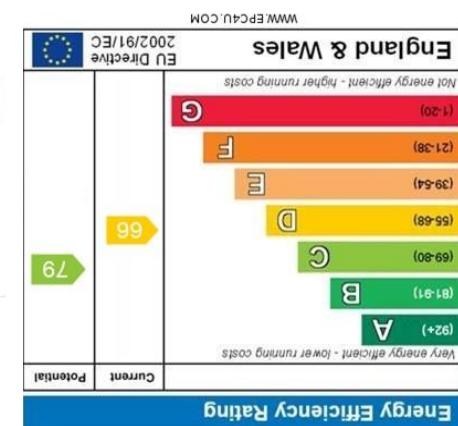
Floor 0

This floor plan shows a large rectangular room (Living Room) with dimensions 12.90 x 8.90 m. To the left is a Kitchen area (13.70 x 4.00 m) with a dining table. A central entrance hall (3.30 x 4.60 m) contains a WC (0.90 x 1.30 m) and a staircase. To the right is a Dining Room (7.20 x 3.90 m).

Floor 2

This floor plan shows a single room (Bedroom) with dimensions 12.90 x 7.50 m. The room contains a double bed (3.90 x 2.00 m) and a small window.

SUO



Tamworth | 01827 68444 (option 1)



- THREE BEDROOM SEMI DETACHED
- THROUGH LOUNGE DINER
- GROUND FLOOR W.C
- GENEROUS REAR GARDEN
- OFF ROAD PARKING
- BE FITTED KITCHEN



Fairfields Hill, Polesworth, Tamworth, B78 1HG

Offers over £278,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

A spacious and beautifully presented three bedroom semi detached house in the popular village of Polesworth with its excellent range of shopping, recreational and schooling facilities, including the 'outstanding' Polesworth secondary school. There is a driveway providing off road parking, excellent sized rear garden, guest w.c and re-fitted kitchen and bathroom. The accommodation in brief comprises...

Entrance is gained via UPVC double glazed entrance door leading to:-

ENTRANCE HALL With further door leading to lounge/diner and door leading to ground floor cloakroom.

GROUND FLOOR CLOAKROOM With low level flush WC and wall mounted wash hand basin, wall mounted radiator and part time walls.

LOUNGE/DINER 12' 9" x 29' 2" (3.89m x 8.89m) With double glazed bay window to front, feature fireplace with inset log burner, laminate flooring, central ceiling radiator, part panelled walls, staircase leading to first floor.

Dining area having second feature fireplace area, wall mounted radiator, door leading to kitchen/diner.

KITCHEN/DINER 13' 2" x 12' 0" (4.01m x 3.66m) With double glazed window to rear, double glazed French doors leading to rear terrace and garden, a range of wall mounted and base units with work surfaces over, inset sink unit with mixer taps over, space and plumbing for washing machine, space for slot in range style oven and space for American style fridge freezer. Useful central island with seating area and recessed spot lights to ceiling.

FIRST FLOOR

LANDING With doors off to bedrooms two, three and family bathroom.

BEDROOM TWO 12' 8" x 10' 5" (3.86m x 3.18m) With double glazed window to front, wall mounted central heating radiator.

BEDROOM THREE 5' 6" x 9' 10" (1.68m x 3m) With double glazed window to rear, part panelled walls, wall mounted central heating radiator.

FAMILY BATHROOM 6' 10" x 9' 9" (2.08m x 2.97m) Having a three piece modern white suite comprising; p-shaped bath with fitted glazed shower screen, handheld shower attachment and rainfall shower over, wall mounted wash hand basin with mixer taps and storage drawers, low level flush WC, tiled walls, double glazed obscure window to rear. Wall mounted heated towel rail.

BEDROOM ONE 12' 9" x 17' 5" (3.86m x 5.31m) Stairs leading from landing to loft conversion bedroom, with double glazed windows to front and side, a generously proportioned room with wall mounted radiator, central ceiling lights.

Measurements are at floor level, there is some restricted height due to sloping ceiling.

OUTSIDE To the front there is a driveway providing off road parking and to the rear is a generous size garden with two separate patio/seating areas and lawned area enclosed by panelled fencing.

Council Tax Band B North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available likely for O2, Vodafone, limited for EE, Three and data likely for O2, Vodafone, limited for EE, Three. Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8Mbps. Broadband Type = Superfast Highest available download speed 60Mbps. Highest available upload speed 14Mbps. Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area:- Virgin Media, 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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444