

SOLD STC

Offers in the Region of £199,000

Freehold



Station Road, Polesworth, Tamworth, Warwickshire. B78 1BG

- GOOD SIZE THREE BEDROOMED SEMI-DETACHED
- THREE RECEPTION ROOMS
- SEPARATE KITCHEN
- BATHROOM AND SEPARATE WC
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FREEHOLD
- EPC D
- NO UPWARD CHAIN
- IN NEED OF SOME UPGRADING



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PROPERTY DESCRIPTION

This spacious semi-detached residence occupies a very pleasant position on the edge of Polesworth Village with its good local shops and within a short walk of Polesworth Railway Station. There are regular bus services past the front door and all grades of school are within comfortable reach.

Constructed in brick beneath a pitched tiled roof the residence stands behind a foregarden which has been block paved to afford off road parking for two or more vehicles flanked by lawn. The accommodation which has been extended by the addition of a good size separate day room enjoys the benefit of gas central heating and double glazing and would also benefit from some upgrading comprises.



ROOM DESCRIPTIONS

ENTRANCE PORCH

with double glazed sliding patio outer doors, part glazed inner door to reception hall with cupboard and additional understairs cupboard off.

WELL PROPORTIONED FRONT LOUNGE

3.93m x 3.64m (12' 11" x 11' 11") having wide picture window to the foregarden, fireplace surround complete with coal effect electric fire and double panel radiator.

WIDE DOUBLE DOORS LEAD TO THE

SEPARATE DINING ROOM

3.05m x 2.92m (10' 0" x 9' 7") having twin fully glazed doors with matching side panels to the day room and panel radiator.

USEFUL DAY ROOM EXTENSION

3.52m x 2.9m (11' 7" x 9' 6") having twin fully glazed french doors to the rear garden, high level windows along one wall and double panel radiator.

SEPARATE KITCHEN

2.4m x 2.87m (7' 10" x 9' 5") having picture window to rear garden, single glazed part glazed side exit door, range of built in grey fronted units beneath grey granolithic effect work surfaces with inset sink and drainer, matching wall cupboards, plumbing for automatic washing machine, gas and power points. Here also is located the Baxi wall mounted combination gas fired boiler which provides central heating and domestic hot water.

STAIRWAY from RECEPTION HALL to FIRST FLOOR LANDING OFF WHICH LEAD

THREE BEDROOMS, BATHROOM AND SEPARATE WC

BEDROOM ONE (FRONT)

3.95m x 3.09m (13' 0" x 10' 2") having window to roadway and panel radiator.

BEDROOM TWO (REAR)

3.07m x 2.91m (10' 1" x 9' 7") having picture window to rear garden and panel radiator.

BEDROOM THREE (FRONT)

2.45m x 2.53m including stairhead (8' 0" x 8' 4") having window to roadway and panel radiator.

BATHROOM

having ceramic tiling to full height on all walls, suite comprising bath with independent electric shower with adjustable head and pedestal wash basin, high level obscured glass window and panel radiator.

SEPARATE WC

having low level suite and obscured glass window.

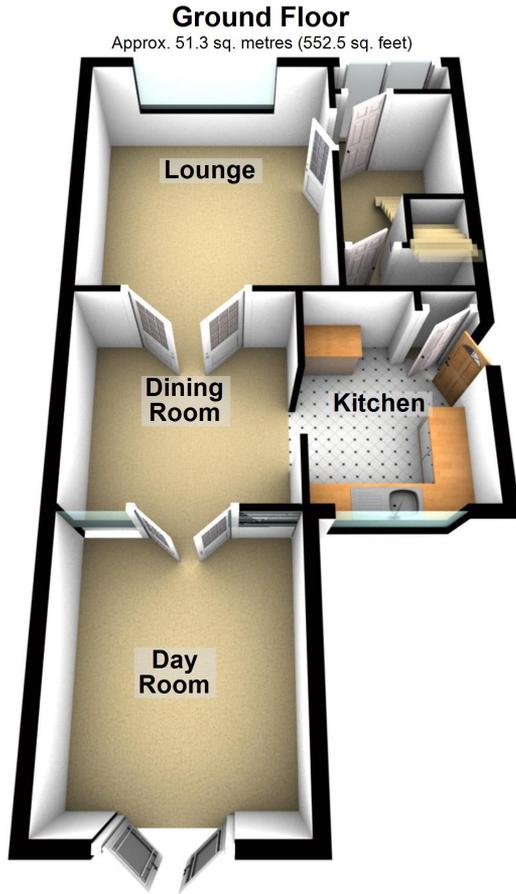
OUTSIDE.

GATED PEDESTRIAN SIDE ENTRANCE

REAR GARDEN

having full length concrete flagged pathway, patio towards the rear boundary, the remainder being mostly lawn and enclosed by a combination of evergreen hedging and brick walling.





Total area: approx. 90.7 sq. metres (976.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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