

2 Bed Semi-Detached In Thompson Way Polesworth, North Warwickshire, B78
1PB £82,250





SHORT DESCRIPTION

Property Ref: 17057 This beautifully presented two-bedroom semi-detached home offers spacious and well-planned accommodation throughout, making it an excellent choice for first-time buyers, young families, or those looking to downsize. The property welcomes you with a bright and inviting living room featuring stylish wood-effect flooring, a front-facing double-glazed window, and stairs leading to the first floor. The inner hallway provides access to a useful storage cupboard with plumbing and space for a washing machine, together with a convenient ground-floor cloakroom comprising a low-level WC and pedestal wash hand basin. The modern kitchen dining room is fitted with an excellent range of wall and base units offering generous worktop space for everyday cooking. Integrated cooking facilities include an electric oven with a gas hob and extractor hood. There is also space for a freestanding fridge freezer, a practical pull-out larder, and direct access to the rear garden through a double-glazed door, creating an ideal space for family living and entertaining. The first floor offers two generous double bedrooms. The principal bedroom overlooks the rear garden, while the second bedroom enjoys views to the front and benefits from access to a fully boarded loft via a fitted loft ladder. The loft has been raised to maintain insulation standards while providing valuable additional storage. The family bathroom is fitted with a panel bath featuring an electric shower, a pedestal wash hand basin, a low-level WC, a radiator, tiled splashback areas, and a convenient shaver point. Outside, the property enjoys an attractive front garden together with allocated off-road parking. The enclosed rear garden provides a wonderful outdoor space with a decked seating area, additional areas for relaxing and entertaining, an extended side storage area, a garden shed, and an external power point. Additional Features • Beautifully presented two-bedroom semi-detached home • Spacious living room • Modern kitchen dining room • Ground floor cloakroom • Family bathroom • Fully boarded loft with fitted ladder providing excellent storage • Gas central heating • Double glazing throughout • Allocated off-road parking • Attractive enclosed rear garden with decking • Extended side storage area and garden shed • All mains services connected Tenure The property is currently available as Shared Ownership on a leasehold basis. Upon purchasing one hundred percent ownership, the property becomes freehold, subject to confirmation by the purchaser's solicitor. Property Type: Semi-detached Full selling price: £235000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 35% Share price: £82250.00 Monthly rent based on 35% share: £372.25 Remaining lease (In Year): 90 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £405.36 Council tax band: C EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

2

Bed Room(s)

2

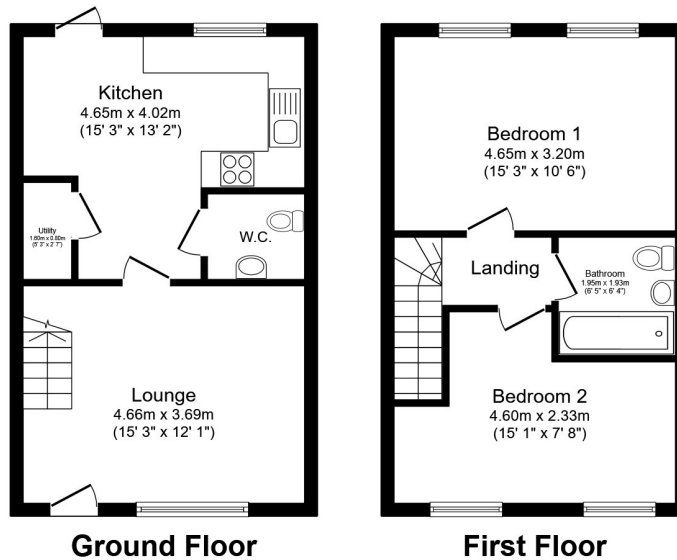
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 71.1 sq.m. (766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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