

Mark
Webster
estate agents



St Leonards View
POLESWORTH

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FOR SALE

St Leonards View
Polesworth

O.I.R.O **£275,000**

*** PRESENTED LIKE A SHOW HOME - MUCH IMPROVED THROUGHOUT - LANDSCAPED GARDENS ***. We are delighted to be able to bring to the market for sale this exceptionally well presented three bedroom semi detached property located in the ever popular village of Polesworth. Early internal viewing is considered essential.

RECEPTION HALL

Having an attractive composite style entrance door with opaque double glazed side screens, attractive tiled floor, single panelled radiator, stairs leading off to the first floor landing and a glazed oak door to...

LOUNGE

13' 0" x 10' 3" (3.96m x 3.12m)

Double glazed bow window to front aspect, double panelled radiator, Karndean wooden effect flooring, feature split face slate tiled chimney breast and a square opening to the dining room.

DINING ROOM

10' 7" x 8' 9" (3.23m x 2.67m)

Having Karndean wooden effect flooring, double panelled radiator, double glazed sliding doors leading out to the rear garden and an oak glazed door to the kitchen.

REFITTED KITCHEN

10' 8" x 7' 3" (3.25m x 2.21m)

Laminated wooden effect flooring, towel radiator, double glazed door leading out to the rear garden, wide range of 'Shaker' style kitchen units, wooden square edge work surfaces, inset stainless steel electric oven, electric hob with a stainless steel extractor hood above, space and plumbing for a dishwasher, space for a fridge freezer, ceramic sink and a wall mounted combination central heating boiler.

FIRST FLOOR LANDING

Opaque double glazed window to side aspect, single panelled radiator, access to the roof storage space and oak doors to...

BEDROOM ONE

12' 9" x 9' 10" (3.89m x 3m)

Double glazed window to front aspect and a double panelled radiator.

BEDROOM TWO

10' 7" x 9' 10" (3.23m x 3m)

Double glazed window to rear aspect, single panelled radiator and a useful shelved storage cupboard.

BEDROOM THREE

9' 8" x 6' 4" (2.95m x 1.93m)

Currently being used as a dressing room with fitted wardrobes, double glazed window to front aspect and a double panelled radiator.



SHOWER ROOM

6' 3" x 5' 7" (1.91m x 1.7m)

Opaque double glazed window to rear aspect, chrome towel radiator, low level WC, pedestal wash and basin, corner panelled shower enclosure having a chrome mixer style shower, tiling to half height.

TO THE EXTERIOR

To the front of the property there is a driveway providing off road parking and access to the single garage. The rear garden has been landscaped to provide low maintenance having a paved patio, sloped pathway giving access to a further patio and artificial lawn area, planted borders, further rear paved patio and a timber storage shed.

GARDENERS WC

5' 7" x 3' 10" (1.7m x 1.17m)

Having a low level WC, wash basin with useful storage beneath, matching eye level unit, tiled slash back.

GARAGE

17' 7" x 7' 9" (5.36m x 2.36m)

Having an electric roller style entrance door, space and plumbing for a washing machine with further appliance space above, power and light.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



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Sat: 9:00am – 4:00pm



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