



Lodge Rise
Polesworth
£350,000

*** PRESENTED LIKE A SHOW HOME ~ TAKE A LOOK AT THE GLASS GARDEN VERANDA ~ DELIGHTFUL REAR VIEWS ***. For sale with MARK WEBSTER estate agents is this stunning four bedroom three storey detached family home located on this small development of only 5 detached properties on the edge of the Polesworth Village. Internal viewing is considered essential.

Tucked away in a peaceful cul-de-sac, Lodge Rise offers a rare opportunity to purchase a beautifully presented four-bedroom detached family home located on the edge of the Polesworth Village. Designed with both comfort and practicality in mind, this property provides spacious living areas, stylish décor, and a fantastic layout ideally suited to family life.

The welcoming entrance hall sets the tone for the home with its bright and airy feel, giving access to all the ground floor living space. At the heart of the property lies the open-plan kitchen and dining area. The modern kitchen is fitted with a range of units, ample work surfaces, and integrated appliances, making it both functional and elegant. The adjoining dining space provides the perfect setting for family meals and gatherings, with French doors opening directly into the stunning 'Crocodile' glass garden veranda – allowing for seamless indoor-outdoor living during the warmer months.

Upstairs, the home continues to impress with four well decorated bedrooms spread over two floors. The principal bedroom is a standout feature, benefiting from fitted wardrobes and a private en-suite shower room, creating a relaxing retreat away from the rest of the household on the second floor.

The three further bedrooms are versatile, easily adaptable as children's rooms, guest bedrooms, or even a home office. They are served by a stylish family bathroom fitted with a modern suite. The thoughtful layout ensures flexibility for a growing family, with each room finished to a high standard.

Outside, the rear garden has been landscaped to provide a delightful and secure outdoor space. A paved patio area is ideal for al fresco dining or entertaining friends, there is also an area of artificial lawn providing complete low maintenance. The rear garden also benefits from a timber summerhouse that could also be used as a garden office if required. To the side, the driveway provides ample off-road parking.

Polesworth is a charming and historic village with a strong sense of community and a welcoming atmosphere, making it a popular choice for families and professionals alike. The village offers a range of everyday amenities including local shops, traditional pubs, independent cafés, and takeaways, as well as a library and leisure facilities.

Families are particularly well-catered for, with a choice of highly regarded local schools, including the renowned Polesworth School and primary options within walking distance. The area is also home to Polesworth Abbey, a site of historic interest, and enjoys a scenic setting with the River Anker running through the village, offering opportunities for countryside walks and outdoor activities.

Despite its semi-rural charm, Polesworth is exceptionally well connected. The nearby road network includes easy access to the M42, M6, and A5, making travel across the Midlands straightforward. For rail commuters, stations at Polesworth, Tamworth, and Atherstone provide convenient links to Birmingham, London, and beyond.

With its combination of peaceful surroundings, excellent transport links, and a wealth of local amenities, Polesworth strikes the perfect balance between village living and modern convenience.



GUEST WC ~ 6' 5" x 3' 0" (1.96m x 0.91m)

LOUNGE ~ 13' 8" x 9' 3" (4.17m x 2.82m)

KITCHEN/DINER ~ 17' 0" x 9' 2" maximum (5.18m x 2.79m)

GLASS GARDEN VERANDA ~ 15' 2" x 9' 3" (4.62m x 2.82m)

BEDROOM ONE ~ 13' 6" x 10' 9" maximum (4.11m x 3.28m)

ENSUITE ~ 8' 4" x 6' 6" maximum (2.54m x 1.98m)

BEDROOM TWO ~ 10' 6" x 8' 3" to the fitted wardrobes (3.2m x 2.51m)

BEDROOM THREE ~ 10' 8" x 6' 7" minimum (3.25m x 2.01m)

BEDROOM FOUR ~ 8' 4" x 5' 9" (2.54m x 1.75m)

FAMILY BATHROOM ~ 7' 3" x 5' 8" (2.21m x 1.73m)

SUMMERHOUSE ~ 12' 5" x 9' 2" (3.78m x 2.79m)

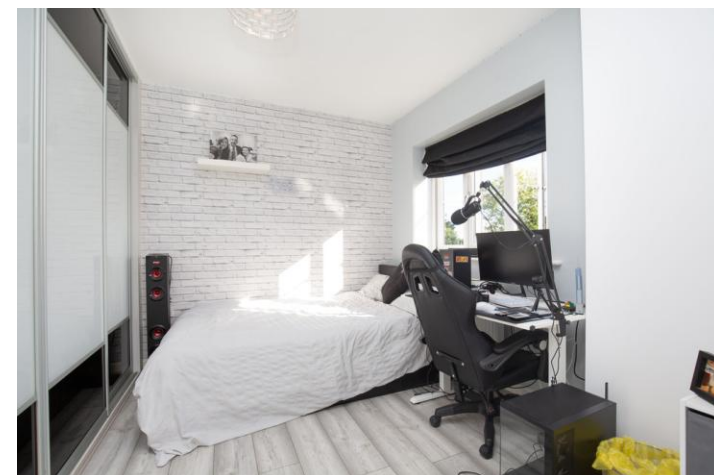
FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed 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 D. (This information is provided from the Council Tax Valuation List Website).

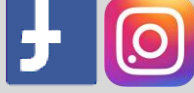
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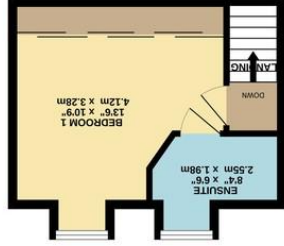
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GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
231 sq.ft. (21.5 sq.m.) approx.

TOTAL FLOOR AREA: 1146 sq.ft. (106.5 sq.m.) approx.
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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