



Ensor Drive
Polesworth
£340,000

*** 3/4 BEDROOM DETACHED FAMILY HOME ~ GREAT LOCATION ~ CLOSE TO LOCAL SCHOOLS ***. For sale with MARK WEBSTER estate agents is this spacious detached property offering an excellent range of flexible accommodation briefly comprising: Guest WC/utility, lounge, kitchen/diner, conservatory, ground floor bedroom/office, shower room, three first floor bedrooms (previously 4) and a family shower room. Viewing is a must.

Nestled on the north Warwickshire border, Polesworth is a charming and welcoming village that beautifully combines countryside tranquillity with modern convenience. Surrounded by scenic green spaces and rich in history, it's an ideal setting for families looking for a safe, friendly, and community-focused place to put down roots.

Families benefit from excellent local schools, including the highly regarded The Polesworth School, known for its strong academic reputation and supportive environment. Nearby nurseries and primary schools make education accessible and convenient for younger children.

Within the village, you'll find everything you need for everyday living-independent shops, cafés, cosy pubs, and essential services-all adding to Polesworth's warm, small-town charm. Larger shopping centres and leisure facilities are just a short drive away in Tamworth and Atherstone, offering the best of both worlds.

Polesworth's excellent transport links make commuting easy, with quick access to the M42, M6, and A5, and regular train services to Birmingham, Nuneaton, and beyond. Whether you work locally or in the city, Polesworth keeps you well connected while still offering peaceful village living.

THROUGH HALLWAY

Having an attractive composite style double glazed entrance door, double panelled radiator, stairs leading to the first floor landing, door to an under stairs storage cupboard and glazed doors to the kitchen and lounge.

LOUNGE 10' 10" x 20' 6" maximum into the bay window (3.3m x 6.25m)

Double glazed square bay window to front aspect, two single panelled radiators, limestone feature fireplace having an inset log effect electric fire, double opening glazed doors to the dining area.

DINING AREA 9' 8" x 9' 8" (2.95m x 2.95m)

Double glazed sliding patio doors giving access to the conservatory, double panelled radiator, tiled floor, open plan with a breakfast bar area through to the kitchen.

KITCHEN 15' 2" x 8' 0" maximum (4.62m x 2.44m)

Double glazed window to rear aspect, recessed LED ceiling down lights, tiled floor, single panelled radiator, wide range of high gloss style base and eye level units, eye level double oven, granite effect roll edge work surfaces with matching up stands, inset ceramic hob with extractor hood above, integrated dishwasher, built in low level fridge and freezer and a door to the utility room.

CONSERVATORY 9' 0" x 8' 0" (2.74m x 2.44m)

Having double glazed windows with side French doors, tiled floor and a combined ceiling light and fan.

GUEST WC/UTILITY ROOM 6' 8" x 5' 5" (2.03m x 1.65m)

Two double glazed windows to front aspect, single panelled radiator, low level WC, wash basin, wooden effect roll edge work surface, space and plumbing for a washing machine, further appliance space.

OFFICE/GROUND FLOOR BEDROOM 12' 6" x 6' 5" (3.81m x 1.96m)

Having double glazed French doors leading out to the rear garden, single panelled radiator and access to...



INNER HALL

Having a fitted wardrobe and a door to the shower room.

SHOWER ROOM 6' 6" x 5' 3" (1.98m x 1.6m)

Opaque double glazed window to side aspect, wooden effect tiled floor, low level WC, wash basin with useful vanity storage beneath, good sized shower enclosure having a Triton electric shower, tiling to full height to 3 walls.

FIRST FLOOR LANDING

Double glazed window to side aspect, access to the roof storage space, door to the airing cupboard housing the Baxi combination central heating boiler, doors leading off to...

BEDROOM ONE 18' 7" x 9' 5" (5.66m x 2.87m)

This room was previously two bedrooms and could easily be converted back via a stud wall. The bedroom has two double glazed windows to rear aspect, two double panelled radiators and a door to the walk in wardrobe.

WALK IN WARDROBE 6' 7" x 3' 10" (2.01m x 1.17m)

Having recessed ceiling down lights.

BEDROOM TWO 13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed window to front aspect, single panelled radiator and laminated wooden effect flooring.

BEDROOM THREE 8' 9" x 8' 7" maximum (2.67m x 2.62m)

Double glazed window to rear aspect, single panelled radiator and laminated wooden effect flooring.

REFITTED SHOWER ROOM 7' 5" x 5' 5" (2.26m x 1.65m)

Opaque double glazed window to side aspect, tiled floor, recessed LED ceiling down lights, low level WC, modern ceramic bowl style sink, wooden vanity top, good sized shower cubicle having a modern rainfall style mixer shower, attractive tiled walls.

TO THE EXTERIOR

To the front of the property there is a large driveway providing ample off road parking. The rear garden has a degree of privacy having paved patio, lawn, decked patio area and fenced boundaries.

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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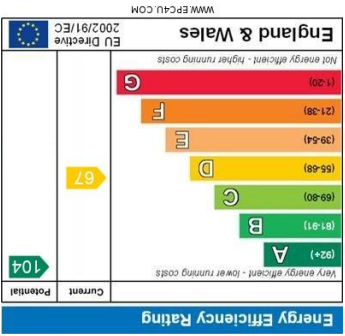


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