



Nethersole Street
Polesworth
£350,000



*** LARGE EXTENDED FAMILY HOME ~ IMPRESSIVE KITCHEN/DINING/FAMILY ROOM ~ TWO EN-SUITES ***. For sale with MARK WEBSTER estate agents is this three bedroom extended family home offering an excellent range of spacious and flexible accommodation located in the village of Polesworth. Viewing is a must.

Situated within one of North Warwickshire's most sought-after villages, this substantially extended three-bedroom family home offers an exceptional opportunity for purchasers seeking generous living accommodation, versatile space and the chance to add their own personal touch. Occupying a desirable position along Nethersole Street, the property combines spacious modern living with the charm and convenience of village life.

Having undergone extensive extension works, the home now provides impressive accommodation ideal for growing families, multi-generational living or those requiring flexible work-from-home space. The property does require some completion works to the first floor, presenting a unique opportunity for buyers to secure a home they can adapt to their individual requirements.

The heart of the home is undoubtedly the stunning open-plan kitchen and dining area. Designed with modern family living in mind, this impressive space offers ample room for both everyday use and entertaining guests. The generous proportions create a wonderful social environment, with plenty of natural light enhancing the sense of space throughout.

Complementing the kitchen is a versatile reception room which could serve a variety of purposes including a family lounge, formal dining room, home office or even a fourth bedroom if required. There is a beautiful open plan family room that benefits from having bi-folding doors leading out to the pleasant south facing rear garden. This flexibility makes the property particularly appealing to families with changing lifestyle needs.

The principal bedroom benefits from the luxury of an en-suite shower room, creating a private retreat for homeowners. A second bedroom also enjoys its own en-suite facilities, a rare and highly desirable feature within a property of this type and price range.

Prospective purchasers should note that whilst the majority of the accommodation is complete and ready for occupation, certain first-floor rooms require final completion works and finishing. This presents an excellent opportunity for purchasers to create their own finished space tailored to their own tastes and requirements whilst benefiting from the substantial extension works already undertaken.

To the front of the property is a driveway providing off-road parking and access to the integral shortened garage (not suitable for a car), offering additional storage or potential workshop space. The rear garden provides excellent outdoor space for families to enjoy. Offering a combination of lawned and patio areas, it creates the perfect environment for children's play, outdoor entertaining and summer gatherings with family and friends.

Polesworth remains one of the region's most desirable village locations, offering a superb balance between countryside living and commuter convenience. The village boasts a wide range of local amenities including shops, cafés, public houses, doctors' surgery, highly regarded schools and recreational facilities. Excellent transport links provide easy access to Tamworth, Atherstone, Nuneaton, Birmingham and the wider motorway network via the M42, A5 and M6 Toll.



FRONT RECEPTION ROOM 11' 9" x 8' 7" minimum (3.58m x 2.62m) (Plus square bay window measuring 8'9" x 2'2")

DINING ROOM 17' 10" x 11' 0" (5.44m x 3.35m)

FAMILY ROOM 12' 2" x 11' 9" (3.71m x 3.58m)

KITCHEN 17' 10" x 10' 6" maximum (5.44m x 3.2m)

GUEST WC 7' 2" x 2' 6" (2.18m x 0.76m)

STORE ROOM/WORKSHOP 10' 8" x 6' 2" (3.25m x 1.88m)

BEDROOM ONE 12' 3" x 10' 6" (3.73m x 3.2m)

OPEN PLAN DRESSING ROOM 12' 0" x 5' 10" (3.66m x 1.78m)

EN-SUITE 8' 4" x 6' 5" maximum (2.54m x 1.96m) (Minimum width is 3'5")

BEDROOM TWO 8' 7" x 12' 6" to the fitted wardrobes (2.62m x 3.81m)

EN-SUITE 5' 5" x 6' 1" maximum (1.65m x 1.85m)

BEDROOM THREE 11' 2" x 9' 6" (3.4m x 2.9m)

FAMILY BATHROOM 8' 2" x 5' 7" (2.49m x 1.7m)

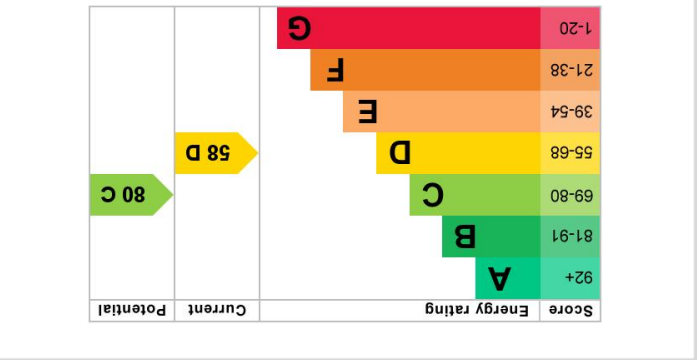
FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

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 B. (This information is provided from the Council Tax Valuation List Website).





COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 1320 sq.ft. (122.7 sq.m.) approx.
While 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. 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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1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.

