



Polesworth

Offers Over £240,000

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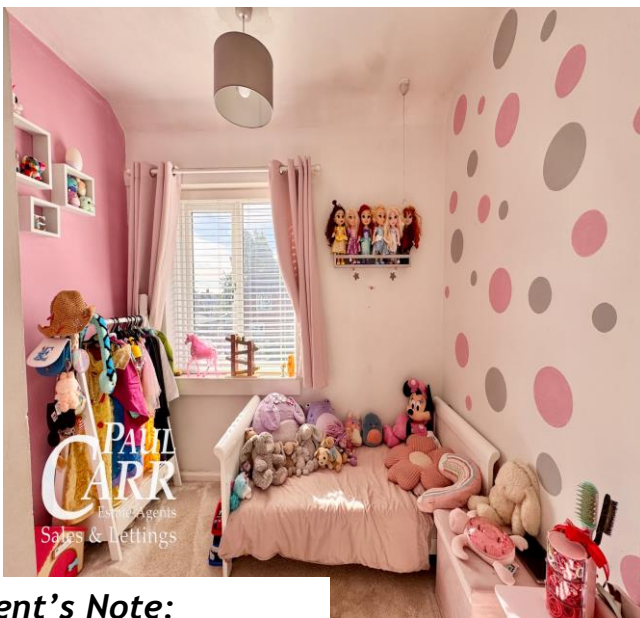
This well-presented three-bedroom terrace property is situated in the popular Pooley View, Polesworth, offering spacious and versatile family accommodation in a peaceful residential setting.

The ground floor comprises an entrance porch and hallway, bright living room, separate study, downstairs WC and a lovely open-plan kitchen/family area to the rear.

The substantial extension creates a fantastic space for family living and entertaining, with plenty of room for dining and relaxing, along with a useful adjoining pantry. Upstairs are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear area with a driveway providing off-road parking for multiple vehicles – a highly desirable feature. Conveniently located for local amenities, schools and transport links, this is an ideal family home offering comfort, space and practicality.





Property Specification

Hall

Living Room 3.70m (12'2") x 3.18m (10'5")

Family Room 3.70m (12'2") x 3.40m (11'2")

Kitchen 2.78m (9'1") x 1.85m (6'1")

Study 2.78m (9'1") x 1.27m (4'2")

WC 1.66m (5'5") x 1.00m (3'3")

Landing

Bedroom 1 4.50m (14'9") x 3.80m (12'6")

Bedroom 2 4.50m (14'9") x 2.30m (7'7")

Bedroom 3 3.40m (11'2") x 2.70m (8'10") max

Bathroom 2.00m (6'7") x 1.33m (4'4")

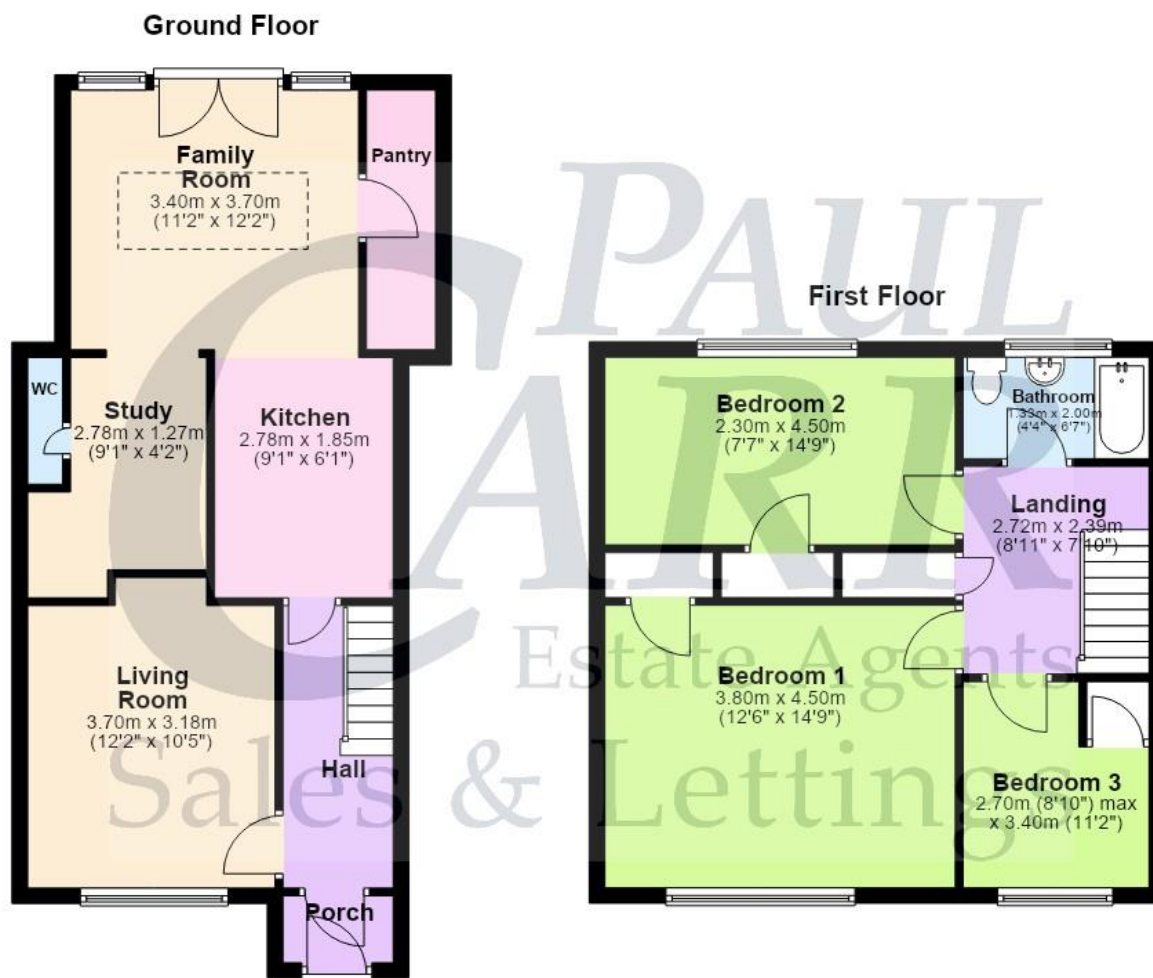
Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

