



Chaytor Road
Polesworth
£220,000



*** NO UPWARD CHAIN - EXTENDED TO THE REAR - EXCELLENT POTENTIAL
***. For sale with MARK WEBSTER estate agents is this three-bedroom semi-detached home in Polesworth. Requiring modernisation throughout, it presents an excellent opportunity to create a lovely family home. Viewing is recommended.

Property Description

Offered for sale with no upward chain, this three-bedroom semi-detached home is well situated within the popular village of Polesworth and presents an excellent opportunity for a buyer to modernise, personalise and create a home to suit their own taste and requirements. The property also benefits from a generous driveway, covered carport, large rear garage and an established garden with allotment space.

A useful entrance porch opens into the lounge, where the staircase rises to the first floor and a feature fireplace forms a focal point. To the rear, the open-plan kitchen/breakfast room is fitted with a range of units, an electric hob, double oven, stainless-steel sink and space for three appliances.

An opening leads through to the rear dining room, a versatile additional reception space which could equally suit a home office, playroom or hobby room. A door provides direct access out to the rear garden.

To the first floor, there is a good-sized principal double bedroom, together with two further bedrooms which could make ideal guest rooms, home office space or children's rooms. The accommodation is completed by a modern shower room, fitted with tiled walls, a wall-mounted wash basin, WC and shower enclosure.

Outside, the front of the property provides a full-width block-paved driveway and covered carport section leading to the garage, which is of an excellent size. The rear garden begins with a patio area and extends to a substantial allotment, following the natural slope of the land. There is also space to the rear for a storage shed and greenhouse, making this an appealing space for keen gardeners.

Polesworth is a popular and well-established village, offering a welcoming community atmosphere alongside a useful range of everyday amenities, including local shops, schools, places to eat and leisure facilities. Its attractive village setting makes it particularly appealing to families, first-time buyers and those seeking a balance of convenience and community.

The village is well placed for access to Tamworth, Atherstone and Nuneaton, with road and rail links making it a practical choice for commuters. Nearby countryside and green spaces add to the appeal, while larger towns provide a wider range of shopping, schooling and leisure opportunities.



PORCH 4' 5" x 6' 3" (1.35m x 1.91m)

LOUNGE 14' 2" x 14' 7" maximum (4.32m x 4.44m) (13' 1" minimum width)

KITCHEN/BREAKFAST ROOM 9' 8" x 14' 7" maximum (2.95m x 4.44m) (8' 1" minimum length)

DINING ROOM 9' 1" x 14' 2" (2.77m x 4.32m)

GARAGE 19' 2" x 8' 4" (5.84m x 2.54m)

BEDROOM ONE 14' 5" x 8' 5" (4.39m x 2.57m)

BEDROOM TWO 9' 4" x 8' 5" maximum (2.84m x 2.57m) (6' 5" minimum width)

BEDROOM THREE 10' 1" x 5' 10" (3.07m x 1.78m)

SHOWER ROOM 5' 6" x 5' 8" (1.68m x 1.73m)

FIXTURES & FITTINGS: Some items maybe 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).

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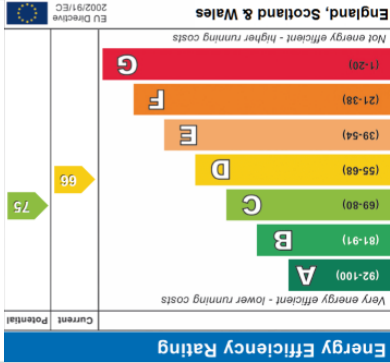


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