

38 High Street

Polesworth | B78 1DU | Offers In The Region Of £325,000

ROYSTON & LUND

- Three Bedroom Detached Family Home
- Spacious Kitchen/Dining Room
- South Facing Rear Garden
- Council Tax: D
- Freehold
- Principle Bedroom with En-Suite
- Close to Numerous Amenities
- Allocated Parking to Rear & EV Charger
- EPC: B

















A beautifully presented three bedroom detached family home situated in Polesworth. With bright interiors and well proportioned accommodation throughout, this lovely home offers an ideal setting for a growing family, complemented by an enclosed rear garden and two allocated parking spaces.

Upon entering, the welcoming hallway provides access to the ground floor accommodation, a convenient WC and stairs to the first floor. The spacious living room offers plenty of room for family seating, with a feature fireplace recess and contrasting chimney breast creating an attractive focal point. A front window and rear French doors allow natural light to flow through the room, with direct access to the garden.

The kitchen/dining room is fitted with a range of contemporary wall and base units, complemented by light worktops and matching splashbacks. An integrated oven, hob and extractor sit alongside space for freestanding appliances, while the adjoining dining area provides a sociable setting for everyday meals and entertaining. French doors open onto the rear garden, connecting the indoor and outdoor spaces.

To the first floor are three well proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom, with the current arrangement demonstrating the flexibility to incorporate a home office or guest room.

Externally, the property enjoys a lawned frontage and a pathway leading to the entrance. The enclosed rear garden is predominantly laid to lawn, with paved seating areas, established flower borders and timber fencing. Gated rear access leads to the two allocated parking spaces, with electric charging point, which are approached via a private road.

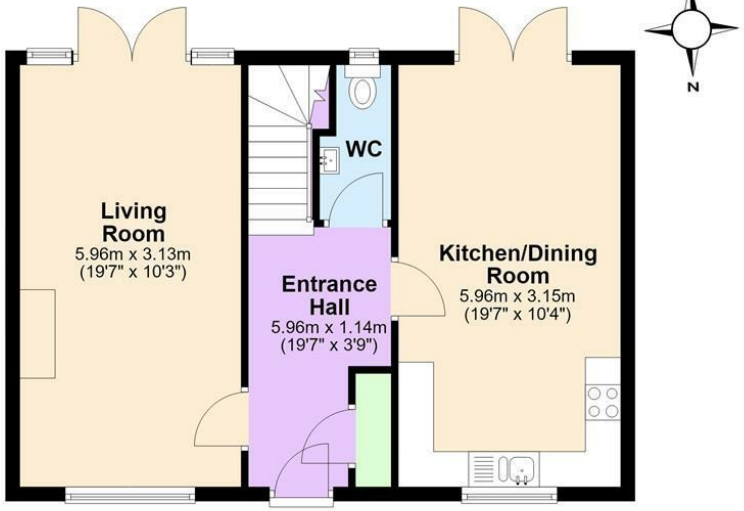
*Buyers Note: Property is in a conservation area.

For more information: https://reports.sprift.com/property-report/?access_report_id=5784904

Freehold

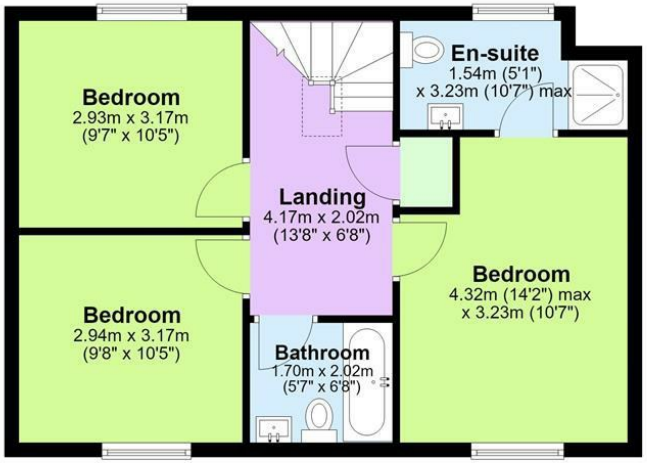
Ground Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



First Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



Total area: approx. 101.5 sq. metres (1092.7 sq. feet)

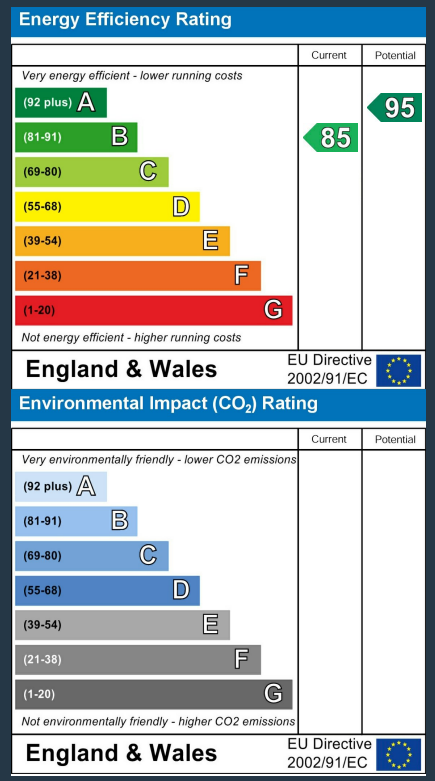
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EPC



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