Superior Homes

Royston & Lund



22 Potters Lane

Polesworth | B78 1HE

Offers In Excess Of £435,000



STUNNING PERIOD PROPERTY

A truly stunning three-bedroom detached period property blending historic features and contemporary design, located in the ever-desirable Polesworth. Boasting lots of character, from exposed beams to an inglenook fireplace, plenty of space and a tiered cottage-style garden, this 17th-century home would be perfect for a family.

The ground floor consists of three main reception rooms, a kitchen and conservatory to the rear aspect, and a ground floor shower room. Starting with the kitchen, which boasts beautiful, high-quality base and wall units that house integrated appliances, from an eye-level oven and microwave to an induction hob, extractor and stand alone dishwasher, to name just a few. Shaker-style cupboards provide ample storage, with additional space for white goods. Off the kitchen is the spacious conservatory, which provides a real home retreat all year round, offering a relaxing space whilst granting access to the rear decking and gardens.

The formal dining room presents plenty of space for the family, whilst flowing through into the main living room, showcasing an inglenook fireplace, French doors that lead into the conservatory and stairs to the first and second bedrooms. The ground floor is completed with a further reception room, which is currently set up as a double bedroom, with additional French doors overlooking the conservatory.

To the first floor, you will find two well-proportioned double bedrooms, both presenting built-in wardrobe space and sharing a spacious three-piece shower room. The second part of the first floor, which is accessed from the initial entrance hallway, leads to the third single bedroom.









- Three Bedroom Detached Family Home
- Character Features Mixed With Contemporary Design
- High Quality Fixtures And Fittings And Integrated Kitchen Appliances
- Ground Floor And First Floor Shower Room
- Ample Off Street Parking With Double Tandem Driveway And Garage
- Over 2080 sq ft Of Accomodation
- Beautiful Landscaped And Tiered Rear Garden
- Close By To Numerous Amenities And Excellent Transport Links
- EPC Rating - C
- Freehold - Council Tax Band - D















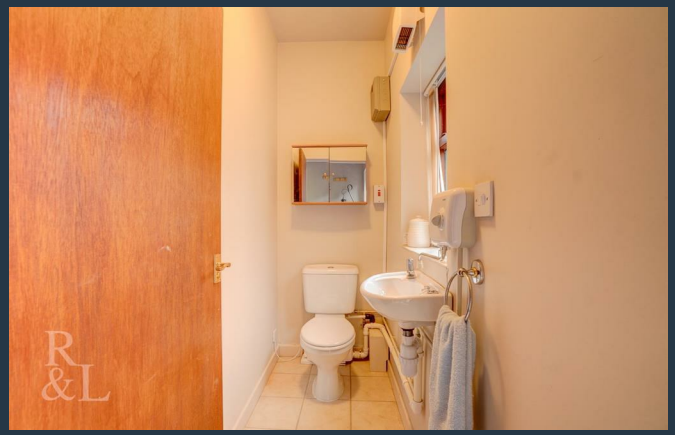














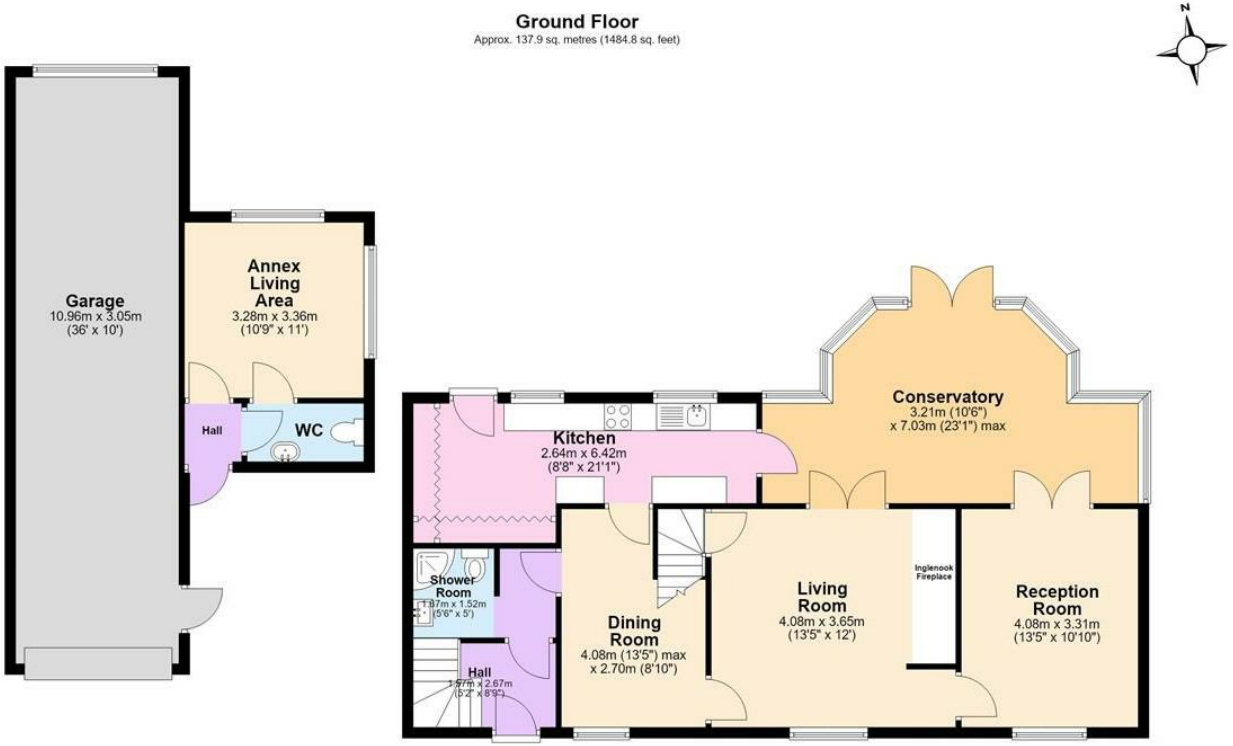
Facing the property, there is ample off-street parking via a spacious tandem block-paved driveway and a spacious single garage, providing parking for several vehicles.

The rear of the property really is special, with a beautiful decking area off the conservatory, providing the perfect spot for outdoor seating and/or alfresco dining. This leads down to a lush lawn and pond area to the rear, showcasing mature bushes, shrubbery and established trees.

Another standout feature of this property is the separate annexe room and WC, positioned to the side of the garage. This versatile space can be used as a home gym, office or even a separate study.

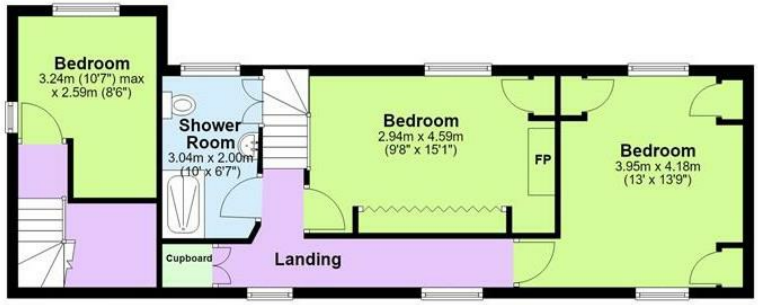
Ground Floor

Approx. 137.9 sq. metres (1484.8 sq. feet)



First Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



Total area: approx. 194.0 sq. metres (2088.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

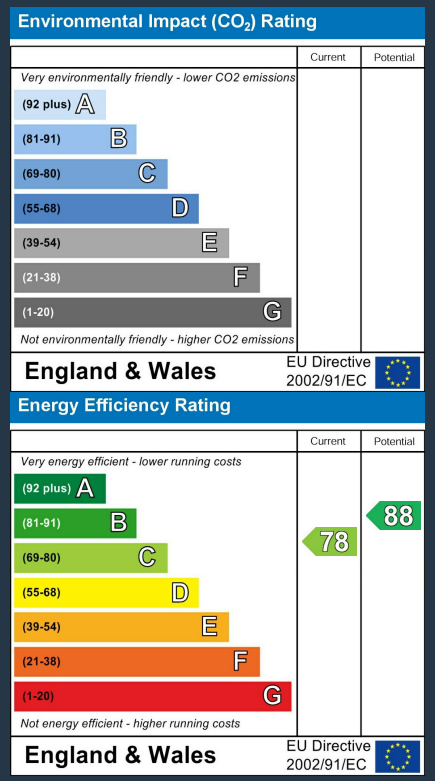
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