



Pooley View

Polesworth, Tamworth, Staffordshire, B78 1BT

£320,000

# Property Features

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- Beautifully Presented and Improved Link Detached Home
- Entrance Porch
- Living Room
- Refitted Kitchen/Dining Room
- Utility Room
- Three Bedrooms
- Family Shower room
- Garage
- Cotswold stone chipped driveway
- Well Presented Rear Garden

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this beautifully presented and much improved link detached family home situated within this highly desirable residential location. The property has benefits to include UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, living room, refitted kitchen/dining room, utility room, three bedrooms, family shower room, garage, Cotswold stone chipped driveway, well presented rear garden. Internal viewing is considered essential.

This superb link detached family home occupies an enviable position within this popular residential location, in the highly sought after village of Polesworth. The property is set behind a full width Cotswold stone chipped driveway with shaped slate chipped border. The driveway provides ample off road parking facilities along with access to the side garage, outside storage cupboard and front entrance with external courtesy lighting, and a composite double glazed front door leading through to:

### ENTRANCE PORCH

Having an obscure UPVC double glazed front door, ceiling light point, built-in cupboard, laminate flooring, door to:

### LIVING ROOM

14' 2" x 14' 11" (4.32m x 4.55m)

This spacious and well presented room has a UPVC double glazed window to the front aspect, staircase leading off to the first floor landing, ceiling light point with ceiling rose, radiator, laminate flooring, door to:



### REFITTED KITCHEN/DINING ROOM

14' 11" x 9' 10" (4.55m x 3m)

Beautifully presented and overlooking the rear garden, the dining kitchen is fitted with an excellent range of matching base units and drawers with contemporary working surfaces over with matching up-stands, to include breakfast bar with feature downlights, inset single drainer sink unit with hot and cold mixer tap, built-in oven with matching four ring hob, glass splashback and extractor hood over, additional range of matching wall mounted cupboards, ceiling downlighters, feature panelled wall, radiator, laminate flooring, built-in understairs storage cupboard, UPVC double glazed window and French doors leading out onto the rear garden, door to:



### UTILITY ROOM

10' 7" x 7' 1" (3.23m x 2.16m)

Fitted with a range of matching base units with roll top working surfaces over and complementary tiling surrounds, space and point for 'American' style fridge/freezer, space and plumbing for automatic washing machine, ceiling light point, tiling to floor, UPVC double glazed door with matching side screens leading out to the rear garden, door to garage.



### FIRST FLOOR LANDING

Having access to loft, ceiling light point, obscure UPVC double glazed window to the side, built-in airing cupboard housing the combination central heating boiler, doors to:

### BEDROOM ONE

13' 0" x 8' 8" (3.96m x 2.64m)

A spacious double bedroom with a UPVC double glazed window to the front aspect, ceiling light point, radiator.



### BEDROOM TWO

9' 0" x 8' 8" (2.74m x 2.64m)

Overlooking the rear garden via the UPVC double glazed window, bedroom two has a built-in double wardrobe, ceiling light point, radiator.

### BEDROOM THREE

10' 0" x 5' 11" (3.05m x 1.8m)

With a UPVC double glazed window to the front, ceiling light point, radiator, laminate flooring.



## SHOWER ROOM

5' 9" x 5' 7" (1.75m x 1.7m)

Beautifully fitted with a white suite of corner shower cubicle with 'Triton' shower fitment, close coupled WC and wash hand basin set in vanity unit, with the suite complemented by full height wall tiling, ceiling downlighters, extractor fan, chrome coloured heated towel rail, obscure UPVC double glazed window to the rear, wood grain effect cushion flooring.

## OUTSIDE

## GARAGE

18' 6" x 8' 2" (5.64m x 2.49m)

Having automated remote control roller shutter entrance door, power points.

## REAR GARDEN

The private and low maintenance rear garden has an artificial lawn with bark chipped borders to both sides incorporating a variety of mature plants and shrubs, a gravel and paved pathway extends to the rear of the garden where there is a paved seating area and summer house.

## ANTI MONEY LAUNDERING

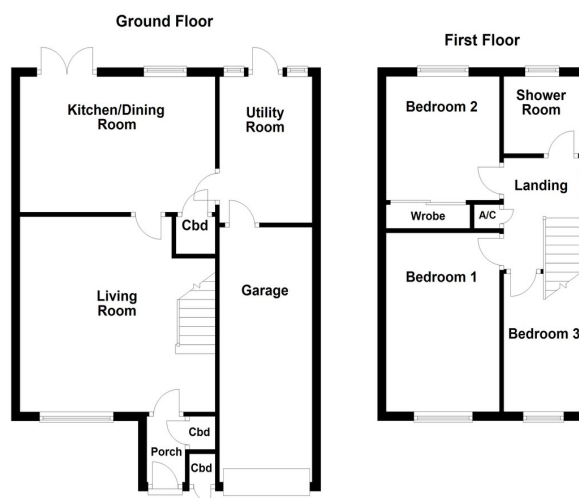
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements