



Oak Close

Polesworth, Tamworth, Staffordshire, B78 1ET

£425,000

Property Features

- Immaculately Presented Detached Family Home
- Impressive Hallway
- Superb Lounge
- Separate Dining room
- Guest Cloakroom
- Fitted Breakfast Kitchen
- Four Bedrooms
- En-suite, Family Bathroom
- Detached Garage, Block Paved Driveway
- Well Maintained Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented detached family home situated within this highly desirable newly built development, built by Messrs Owl Homes to their 'Attwood' design, and occupying a corner plot position. The property has accommodation which in brief comprises: impressive hallway, superb lounge, separate dining room, guest cloakroom, fitted breakfast kitchen, four bedrooms, en-suite, family bathroom, detached garage, block paved driveway, courtesy fore garden, well maintained rear garden. Internal viewing is considered essential.

This beautifully presented and spacious detached family home occupies a superb corner plot position within this newly built development known as Poets Rest. The property itself is set behind a low maintenance bark chipped courtesy fore garden containing a variety of plants and shrubs, a block paved driveway provides ample off road parking facilities along with access to the detached garage, paved pathways lead to the side garden gate and front entrance with canopy storm porch, wall mounted courtesy lighting and front door leading through to:

RECEPTION HALLWAY

This impressive through hallway provides an excellent first impression, with a staircase leading off to the first floor landing, two ceiling light points, radiator, 'Amtico' flooring, built-in understairs storage cupboard, doors to:

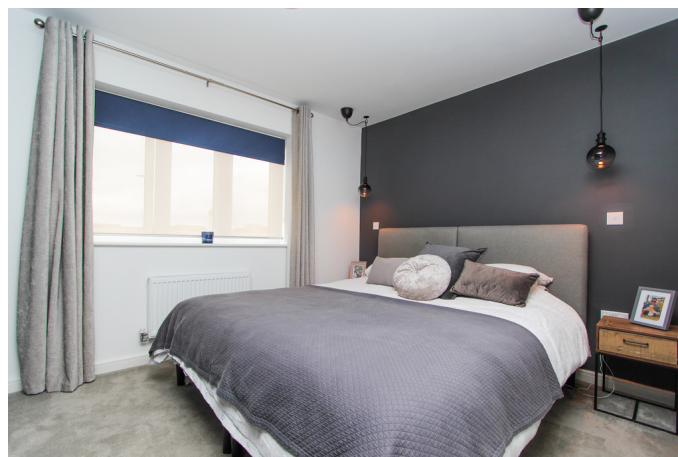
GUEST CLOAKROOM

Comprising of a white suite of close coupled WC and wash hand basin set in vanity unit, complementary wall tiling, 'Amtico' flooring, ceiling light point, extractor fan, radiator, obscure UPVC double glazed window to the side.

LOUNGE

15' 10" x 12' 4" (4.83m x 3.76m)

This light and airy living room has a dual aspect with UPVC double glazed windows to both side and rear, along with UPVC double glazed French doors leading out onto the garden patio, two ceiling light points, TV aerial socket, two radiators.



DINING ROOM

9' 8" x 9' 9" (2.97m x 2.98m)

The dining room has UPVC double glazed windows to front and side, ceiling light point, radiator, 'Amtico' flooring.

BREAKFAST KITCHEN

16' 6" x 9' 6" (5.04m x 2.92m)

This stunning room is fitted with an excellent range of matching base units and drawers with quartz working surfaces over and matching up-stands, under-counter stainless steel sink unit with hot and cold mixer tap, built-in 'Samsung' stainless steel oven with matching induction hob and extractor hood over, integrated appliances to include fridge/freezer, dishwasher and washing machine, additional range of matching wall mounted cupboards to include the 'Ideal Logic' central heating boiler, UPVC double glazed window to the front, ceiling downlighters, additional ceiling light point, 'Amtico' flooring, radiator, UPVC double glazed doors leading out onto the garden patio.

FIRST FLOOR LANDING

With a UPVC double glazed window to the rear, two ceiling light points, radiator, large walk-in storage cupboard, doors to:

BEDROOM ONE

12' 9" x 12' 4" (3.91m x 3.76m (into wardrobes))

This double bedroom has an excellent range of fitted wardrobes, ceiling light point, additional bedside light points, UPVC double glazed window overlooking the rear garden, radiator, door to:

EN-SUITE

5' 3" x 6' 5" (1.62m x 1.98m)

Comprising of a white suite of fully tiled walk-in shower cubicle with 'Bristan' shower fitment, close coupled WC and wall hung wash hand basin with matching tiling surrounds, ceiling downlighters, extractor fan, chrome coloured heated towel rail, tiled floor, obscure UPVC double glazed window to the side.

BEDROOM TWO

9' 11" x 9' 7" (3.03m x 2.94m)

This double bedroom enjoys a dual aspect with UPVC double glazed windows to the front and side, ceiling light point, radiator.

BEDROOM THREE

9' 10" x 9' 1" (3.0m x 2.78m)

Bedroom three has a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.

BEDROOM FOUR

9' 9" x 7' 2" (2.99m x 2.20m)

Having a UPVC double glazed window to the front, ceiling light point, radiator.



FAMILY BATHROOM

5' 6" x 6' 11" (1.69m x 2.11m)

Beautifully fitted with a white suite of panelled bath with 'Triton' shower fitment and side shower screen, close coupled WC and wall hung wash hand basin, complementary wall and floor tiling, ceiling downlighters, extractor fan, electric shaver point, chrome coloured heated towel rail, obscure UPVC double glazed window.

OUTSIDE

GARAGE

18' 11" x 9' 8" (5.77m x 2.97m)

With a metal up and over entrance door, ceiling light point, power point.

REAR GARDEN

With an L-shaped paved patio and pathway from side entrance gate, external cold water supply and courtesy lighting, the garden has a neat lawn to the rear and side elevation and is bound by both brick built walls and timber fencing.

ANTI MONEY LAUNDERING

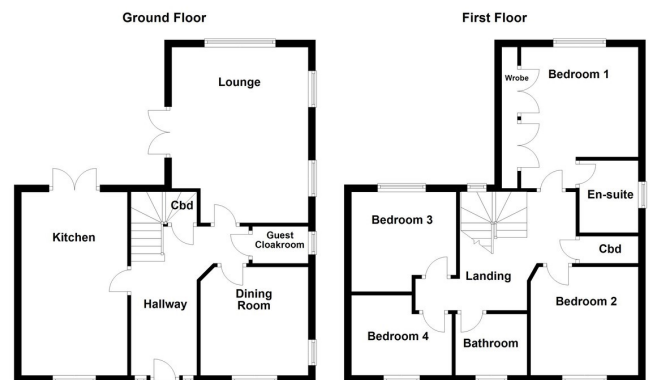
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		94 A
81-91	B	85 B	
69-80	C		
55-68	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