



Rickyard Close

Polesworth, Tamworth, Staffordshire, B78 1DE

Offers Over £400,000

Property Features

- Attractive and Well Maintained Detached Family Home
- Reception Hallway
- Lounge
- Dining Room
- Fitted Kitchen
- Utility Room, Guest Cloakroom
- Four Bedrooms
- Bathroom, En-suite
- Garage, Tarmacadam Driveway
- Generous Sized Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this attractive and well maintained detached family home situated within this highly desirable modern residential development in the heart of this popular village. The property has benefits to include UPVC double glazing, gas fired central heating and a wonderful open aspect to the rear, with accommodation briefly comprising: reception hallway, lounge, dining room, fitted kitchen, utility room, guest cloakroom, four bedrooms, en-suite, bathroom, garage, tarmacadam driveway, lawned fore garden and generous sized rear garden. Viewing is strongly recommended.

This well presented family home is located within this highly popular cul-de-sac, and is set behind a neat lawned fore garden with shaped border containing a variety of plants and shrubs, a tarmacadam driveway provides off road parking facilities and access to the garage, a paved pathway leads to the side garden gate and front entrance with a canopy storm porch, wall mounted courtesy light and a composite double glazed front door leading through to:

RECEPTION HALLWAY

This through hallway has a staircase leading off to the first floor landing, two ceiling light points, coving to ceiling, radiator, built-in understairs storage cupboard, door to garage, doors to:

LOUNGE

11' 9" x 15' 1" (3.58m x 4.6m)

With a feature oak fireplace with stove style gas fire and tiled raised hearth, UPVC double glazed French doors leading out onto the garden patio, ceiling light point, coving to ceiling, two radiators.

DINING ROOM

10' 9" x 9' 8" (3.28m x 2.95m)

The dining room has a UPVC double glazed window to the front, ceiling light point, coving to ceiling, radiator.



GUEST CLOAKROOM

6' 5" x 2' 11" (1.96m x 0.89m)

Comprising of a suite of close coupled WC and wall mounted wash hand basin with tiled splashback, ceiling light point, radiator, obscure UPVC double glazed window to the side.

BREAKFAST KITCHEN

9' 7" x 11' 10" (2.92m x 3.61m)

The kitchen is fitted with an excellent range of matching base units and drawers with roll top working surfaces over and complementary tiling surrounds, inset single drainer stainless steel sink unit with hot and cold mixer tap over and which is located below a UPVC double glazed window overlooking the rear garden, built-in stainless steel oven with matching four ring gas hob and extractor hood over, integrated dishwasher, space and point for fridge/freezer, additional range of matching wall mounted cupboards, ceiling light point, radiator, laminate flooring, door to:

UTILITY ROOM

5' 1" x 7' 3" (1.55m x 2.21m)

Having a double base unit with roll top working surface, tiling surrounds, inset single drainer stainless steel sink unit, recess and plumbing for automatic washing machine, wall mounted 'Baxi' central heating boiler, ceiling light point, laminate flooring, radiator, UPVC double glazed door to side.

FIRST FLOOR LANDING

Having access to loft, ceiling light point, built-in airing cupboard housing the hot water tank, doors to:

BEDROOM ONE

12' 10" x 14' 3" (3.91m x 4.34m)

This double bedroom has a UPVC double glazed window to the front, ceiling light point, radiator, door to airing cupboard, door to:

EN-SUITE

5' 0" x 6' 3" (1.52m x 1.91m)

Comprising of a white suite of corner shower cubicle with 'Mira' shower fitment, close coupled WC and pedestal wash hand basin, with the suite complemented by wall tiling, ceiling light point, electric shaver point, radiator, obscure UPVC double glazed window to the front.

BEDROOM TWO

11' 2" x 9' 0" (3.4m x 2.74m)

With a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.

BEDROOM THREE

9' 0" x 13' 9" (2.74m x 4.19m)

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



BEDROOM FOUR

8' 9" x 7' 5" (2.67m x 2.26m)

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

FAMILY BATHROOM

6' 4" x 6' 7" (1.93m x 2.01m)

Refitted with a white suite of panelled bath with 'Triton' shower fitment and side shower screen, close coupled WC and pedestal wash hand basin, complementary wall tiling, electric shaver point, ceiling light point, radiator, obscure UPVC double glazed window to the side.

OUTSIDE

GARAGE

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

REAR GARDEN

This generous sized rear garden has a paved pathway from the side entrance gate, a large paved patio across the rear of the property, steps lead to the lawn with shaped borders to both sides containing a variety of plants and shrubs, and the garden has fencing to boundaries and enjoys an open aspect to the rear.

ANTI MONEY LAUNDERING

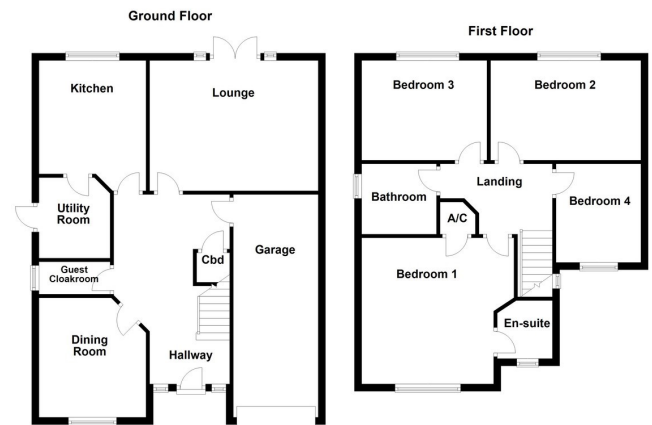
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		83 B
69-80	C	71 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