



Knight Close

Polesworth, Tamworth, Staffordshire, B78 1LQ

Offers In Excess Of £420,000

Property Features

- Spacious and Superbly Presented Detached Residence
- Through Entrance Hall
- Lounge
- Kitchen/Dining Area
- Study, Guest Cloakroom
- Master Bedroom with En-Suite
- Three Further Double Bedrooms
- Family Bathroom
- Detached Garage, Large L-shaped Driveway
- Rear Garden

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this most spacious and superbly presented detached residence enjoying an enviable sized plot upon this newly built development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: through entrance hall, lounge, kitchen/dining area, study, guest cloakroom, master bedroom with en-suite, three further double bedrooms, family bathroom, detached garage, landscaped rear garden, large L-shaped tarmacadam driveway. Early internal viewing is highly advised.

This superb four bedroom detached family home is situated on the outskirts of this superb newly built development constructed by Messrs Taylor Wimpey. To the fore the property has ample off road parking facilities by way of the large L-shaped tarmacadam driveway which in turn leads to the side entrance gate and up and over detached garage door, a lawned fore garden is directly in front of the property and has a path adjacent leading to the composite front entrance door.

THROUGH ENTRANCE HALL

Accessed via the obscure composite front entrance door and having two ceiling light points, radiator, wall socket, staircase off to first floor landing with both open recess and storage cupboard beneath, tiled flooring, door into:

LOUNGE

12' 8" x 17' 10" (3.86m x 5.44m)

The spacious and well presented lounge has a UPVC double glazed bay window overlooking the front aspect, ceiling light point, two radiators, wall sockets, ample floor space for free standing lounge furniture, double doors opening to:

KITCHEN/DINING AREA

10' 6" x 26' 5" (3.2m x 8.05m)

This modern open aspect room is situated to the rear of the property and is perfect for modern day living requirements, with the kitchen area having a matching range of shaker base units and drawers, integrated 'Electrolux' dishwasher, integrated 'Electrolux' washer/dryer, full height integrated fridge/freezer, built-in 'Electrolux' double oven with additional storage above and beneath, roll top working surfaces with inset one and half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, complementary matching up-stands, five ring 'Electrolux' gas hob with stainless steel splashback and extractor hood over, matching range of wall units offering further storage space and housing for the 'Ideal Logic' boiler, ceiling downlighters, UPVC double glazed window overlooking the rear garden, wall sockets, tiled flooring opening to the dining area with ample



floor space for free standing dining room table, ceiling light point, two radiators, wall sockets, tiled flooring, UPVC double glazed French doors opening out to the rear patio.

STUDY

6' 10" x 10' 6" (2.08m x 3.2m)

The study provides versatile living space and could also be utilised as either a playroom or snug, with the room itself having a ceiling light point, wall socket, radiator, UPVC double glazed window to the front aspect.

GUEST CLOAKROOM

6' 9" x 3' 4" (2.06m x 1.02m)

Having half tiled surround and a matching suite comprising of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, ceiling downlighters, extractor fan, radiator, tiled flooring.

FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, radiator, wall socket, door into the airing cupboard enclosing the hot water system and towel shelving unit, doors to:

BEDROOM ONE

12' 8" x 12' 4" (3.86m x 3.76m)

The spacious master bedroom offers superb floor space for free standing double bed and free standing wardrobes, with the room itself having a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect, door into:

EN-SUITE

6' 9" x 5' 5" (2.06m x 1.65m)

The modern en-suite has a matching three piece suite which comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, corner shower unit with enclosed shower fitment, glass side screen and folding glass door, obscure UPVC double glazed window to the front aspect, ceiling downlighters, extractor fan, wall mounted heated towel rail, tiled flooring.

BEDROOM TWO

13' 9" x 10' 0" (4.19m x 3.05m)

Again being a double bedroom and having a UPVC double glazed window overlooking the front aspect, ceiling light point, wall socket, radiator.

BEDROOM THREE

10' 1" x 11' 2" (3.07m x 3.4m)

Positioned to the rear of the property and having a UPVC double glazed window overlooking the attractive rear garden, ceiling light point, wall socket, radiator.

BEDROOM FOUR

8' 11" x 12' 9" (2.72m x 3.89m)

The well proportioned third bedroom again boasts superb floor space for free standing double bed and has a radiator, wall socket, ceiling light point, UPVC double glazed window to the rear.

FAMILY BATHROOM

6' 3" x 6' 8" (1.91m x 2.03m)

With a matching white suite comprising of a panelled bath with hot and cold taps over and shower fitment above, glass side screen and tiled surround, pedestal hand wash basin with hot and cold mixer tap, close coupled WC, obscure UPVC double glazed window to the rear, ceiling downlighters, extractor fan, wood grain effect flooring.



OUTSIDE

DETACHED GARAGE

Accessed via the up and over garage door and having a side entrance door leading to the rear garden, the garage encloses superb storage space, off road parking facilities, and has a ceiling light point, wall socket.

REAR GARDEN

The immaculately presented and landscaped rear garden begins with the shaped slabbed paved patio area offering superb outdoor seating, entertainment and social space, with a feature block paved border and pergola area, neat lawn to the centre of the garden with borders to the right hand corner boundary enclosing evergreens and shrubbery, further seating area located to the left hand corner boundary, timber fencing and brick and built wall to boundary, side entrance door into the garage, gate leading to the driveway.



ANTI MONEY LAUNDERING

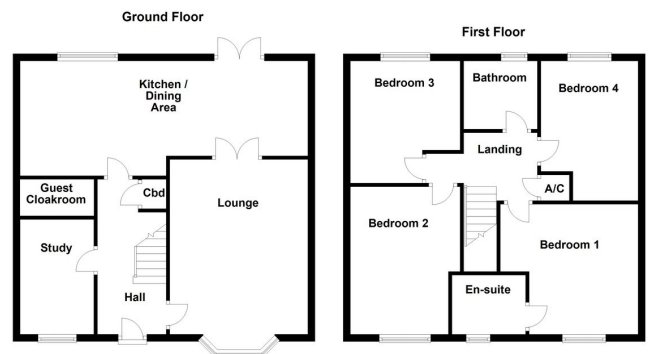
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		93 A
81-91	B	84 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