



High Street

Polesworth, Tamworth, Staffordshire, B78 1DX

Offers In Region Of £315,000

Property Features

- Charming and Spacious Traditional Semi Detached Residence
- Reception Hall
- Utility/Guest Cloakroom
- Living Room
- Superb Fitted Breakfast Kitchen
- Three Family Sized Bedrooms
- Family Bathroom
- Well Maintained Fully Enclosed Rear Garden
- Separate Private Driveway
- Internal Viewing Recommended

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this most charming and spacious double fronted traditional semi detached residence situated in Polesworth village close to shops and local amenities, with accommodation briefly comprising: reception hall, utility/guest cloakroom, living room, superb fitted breakfast kitchen, three family sized bedrooms, family bathroom, well maintained fully enclosed rear garden, separate private driveway providing ample off road parking. Internal viewing highly recommended.

This most charming and spacious three bedroomed double fronted semi detached residence is situated in the popular village of Polesworth, and is set back behind a fore garden with garden planters incorporating evergreen shrubbery, slate chipped garden area suitable for plants pots, across the road from the property is a driveway laid to stone chippings that provides ample private off road parking, carriage lamp lighting to the front entrance.

RECEPTION HALL

Having UPVC obscure double glazed entrance door, radiator set behind radiator cabinet, staircase off to the first floor landing, power point, understairs storage cupboard with power point, doors off to:

UTILITY/GUEST CLOAKROOM

5' 7" x 4' 4" (1.7m x 1.32m)

Being fully tiled and having close coupled WC to incorporate hand wash basin with cold tap, double base unit with work surface over and matching eye level wall cupboard, appliance space and plumbing for automatic washing machine, radiator, UPVC obscure double glazed window to the rear aspect.



LIVING ROOM

18' 4" x 10' 11" (5.59m x 3.33m)

Being a most charming and spacious room with feature marble fire surround, matching hearth and inset 'living flame' gas fire, laminate flooring, radiator behind radiator cabinet, provision for wall lighting, power points, ceiling beams, UPVC double glazed window to the rear aspect, UPVC double glazed window to the front aspect.



SUPERB BREAKFAST KITCHEN

18' 2" x 11' 9" (5.54m x 3.58m)

The pleasant fitted kitchen offers character and a full range of fitted drawers and base units with co-ordinating roll edge work surfaces over and complementary ceramic tiled surround, full range of matching eye level wall cupboards and open ended display shelving, inset one and half bowl single drainer sink unit with hot and cold mixer tap, appliance space and plumbing for dishwasher, additional concealed appliance space, built-in fridge and freezer, built-in double oven and grill, four ring hob with extractor hood over, ample power points, practical tiled flooring, two ceiling light points, radiator set behind radiator cabinet, UPVC double glazed window to the front aspect, UPVC double glazed window and UPVC obscure double glazed door to the rear garden.



FIRST FLOOR LANDING

Having UPVC double glazed window to the front aspect, loft access via the drop down loft ladder with the loft being boarded and having 'Velux' skylight to the rear, doors off to:

BEDROOM ONE

18' 4" x 11' 10" (5.59m x 3.61m)

Being a superb master bedroom with striped and polished flooring, power points, two radiators with one set behind radiator cabinet, power points, ceiling beams, UPVC double glazed window to the rear aspect, UPVC double glazed window to the front aspect.



BEDROOM TWO

10' 11" x 10' 0" (3.33m x 3.05m)

Having radiator, UPVC double glazed window with outlook over the private rear garden.

BEDROOM THREE

10' 11" x 7' 1" (3.33m x 2.16m)

Having radiator, power points, UPVC double glazed window to the front aspect.



FAMILY BATHROOM

6' 7" x 5' 4" (2.01m x 1.63m)

Being fully tiled and having a white suite comprising of pedestal wash basin, low level WC, panelled bath with 'Triton' shower fitment over, radiator, cupboard housing the hot water tank, additional storage cupboard, laminate flooring, UPVC obscure double glazed window to the rear aspect.

OUTSIDE

PRIVATE REAR GARDEN

Being a fully enclosed, private rear garden with gateway providing side access, external lighting, paved patio and pathway leading around the garden, neat lawns and raised garden planters, additional paved and stone chipped patio areas, garden shed/workshop with power points, external cold water supply tap, additional potting shed, mature fruit trees, well maintained conifer trees providing external screening and privacy.

PARKING

There is a private driveway situated diagonally across the road, laid to stone chippings and providing ample off road parking for 4/5 vehicles.

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		
69-80	C		76 C
55-68	D	56 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