



Kiln Way

Polesworth, Warwickshire, B78 1JF, B78 1JF

£300,000

Property Features

- Attractive & Modern Detached Home
- Entrance Hall & Guest Cloakroom
- Living Room
- Kitchen / Dining Area
- Conservatory
- Three Bedrooms
- Family Bathroom
- Superb Rear Garden
- Garage & Gated Area
- Driveway

Full Description

Taylor Cole Estate Agents are pleased to bring you this attractive and well presented three bedroom detached family home, situated in the sought-after village of Polesworth. The superb family home offers modern finishes throughout and deceptively spacious rooms

GROUND FLOOR

Stepping into the entrance hallway, which provides access to the first floor landing, guest cloakroom and door into the spacious living room, perfect for both relaxation and entertaining. From the living room, double doors open to the stunning kitchen / dining area. The adjoining conservatory further enhances the living space which overlooks the attractive rear garden.



LOUNGE

14' 10" x 15' 04" (4.52m x 4.67m)

KITCHEN / DINING AREA

14' 09" x 11' 07" (4.5m x 3.53m)

CONSERVATORY

8' 03" x 10' 11" (2.51m x 3.33m)

GUEST CLOAK

4' 11" x 3' 02" (1.5m x 0.97m)



FIRST FLOOR

On the first floor is the landing area and three tastefully designed bedrooms, each offering ample space and storage options. There is also a family bathroom which boasts modern fixtures.

BEDROOM ONE

11' 09" x 12' 10" (3.58m x 3.91m)

BEDROOM TWO

10' 06" x 8' 08" (3.2m x 2.64m)

BEDROOM THREE

10' 08" x 5' 11" (3.25m x 1.8m)

BATHROOM

5' 04" x 6' 08" (1.63m x 2.03m)



OUTSIDE

Continuing outside to the meticulously maintained rear garden, a delightful retreat to unwind or enjoy outdoor activities. This property also features a garage for your storage and parking needs with parking available in front behind the property's double gates. To the immediate fore, private driveway adds to the overall convenience of this home.

ANTI MONEY LAUNDERING

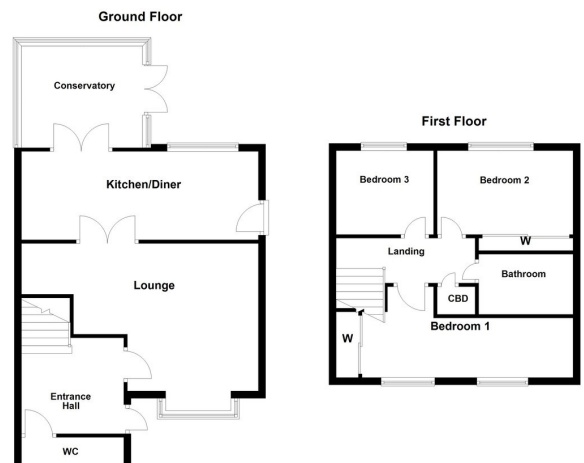
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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