



Station Road

Polesworth, Tamworth, Staffordshire, B78 1BQ

£389,950

Property Features

- Extended Semi Detached Family Home
- Entrance Hall
- Living Room
- Sitting Room
- Extended Kitchen
- Utility Room, Guest Cloakroom
- Three Bedrooms
- En-suite, Family Bathroom
- Stunning Rear Garden
- Garage, Driveway

Full Description

Taylor Cole Estate Agents are thrilled to present this meticulously enhanced and extended semi-detached family home situated in the sought-after village of Polesworth. Boasting impeccable presentation and spacious internal accommodation, this property offers a perfect blend of comfort and style.

THE FORE

Upon arrival, you are greeted by a gravelled driveway providing ample off-road parking, with convenient access to the up-and-over garage door and secure front entrance door.

GROUND FLOOR

Step into the welcoming entrance hall where herringbone laid, wood grain effect, tiled flooring leads you through to the heart of the home. The spacious living room offers abundant room for free-standing furniture, doors out to the rear garden and feature multi fuel burner fire display. The living room leads seamlessly to a versatile sitting room, currently utilised as a snug/study space. To the rear of the home is the extended kitchen, featuring a stunning array of matching solid wood base and wall units along with integrated appliances. Adjacent is a well-appointed utility room leading to the guest cloakroom and providing access to the side aspect.

LIVING ROOM

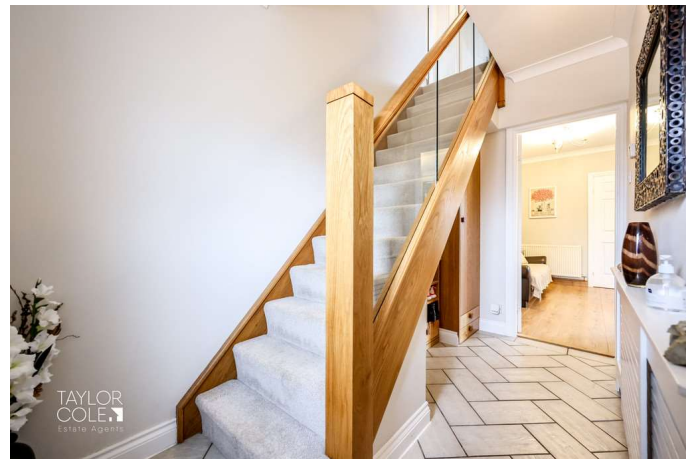
17' 06" x 11' 09" (5.33m x 3.58m)

SITTING ROOM

11' 01" x 13' 01" (3.38m x 3.99m)

FITTED KITCHEN

15' 11" x 14' 03" (4.85m x 4.34m)



UTILITY ROOM

7' 07" x 5' 08" (2.31m x 1.73m)

GUEST CLOAKROOM

5' 11" x 4' 06" (1.8m x 1.37m)

FIRST FLOOR

Ascending the stairs with its re-fitted oak and glass banister, you'll find three impressive double bedrooms on the first floor, each boasting ample floor space and fitted wardrobes. Bedroom one benefits from a luxurious en-suite, while bedroom three offers access to a boarded loft room via a fitted drop-down ladder. A family bathroom with a matching four-piece suite completes the first-floor layout.

BEDROOM ONE

12' 06" x 8' 07" (3.81m x 2.62m)

EN-SUITE

8' 06" x 5' 03" (2.59m x 1.6m)

BEDROOM TWO

10' 09" x 12' 02" (3.28m x 3.71m)

BEDROOM THREE

11' 08" x 9' 11" (3.56m x 3.02m)

FAMILY BATHROOM

8' 03" x 7' 10" (2.51m x 2.39m)

LOFT ROOM

15' 01" x 17' 06" (4.6m x 5.33m)

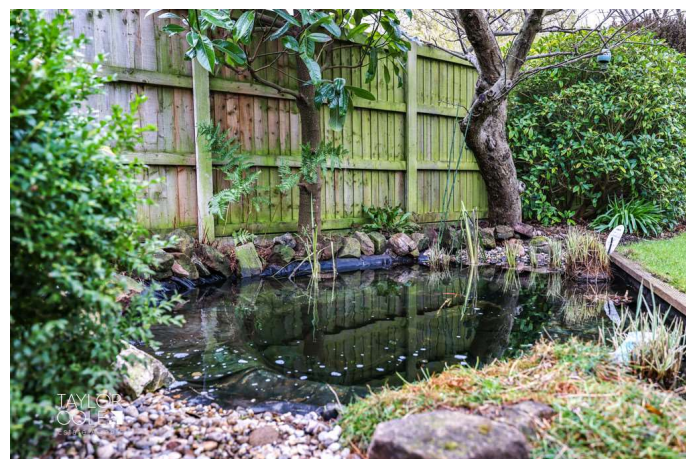
EXTERNAL

Outside, the stunning rear garden has been tastefully landscaped, featuring a stretch of patio ideal for outdoor seating, a sunken pond with a rockery surround, and a neatly manicured lawn bordered by evergreen shrubbery.

Further enhancing the property is a garage located to the fore, providing additional parking or storage options. Additionally, a large timber constructed and externally clad cabin nestled in the rear garden offers flexible usage as a garden room, external working space, or storage solution.

GARDEN CABIN

22' 03" x 9' 06" (6.78m x 2.9m)



ANTI MONEY LAUNDERING

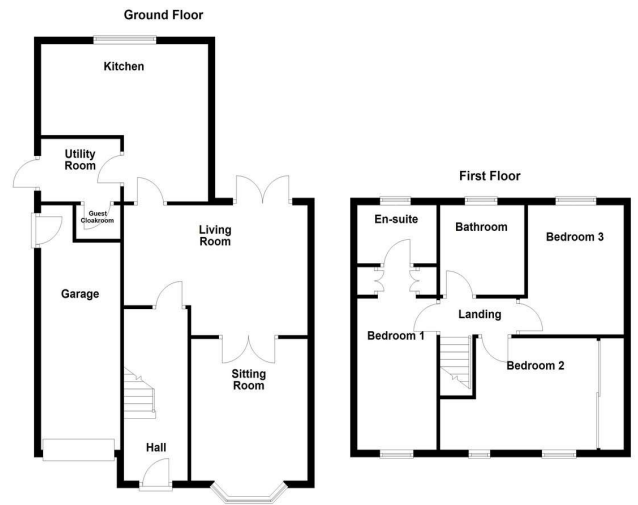
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		82 B
69-80	C		
55-68	D	65 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 and 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