



TAYLOR  
COLE.  
Estate Agents



TAYLOR  
COLE.  
Estate Agents



TAYLOR  
COLE.  
Estate Agents

TAYLOR  
COLE.  
Estate Agents

**Oak Close**

Polesworth, Tamworth, B78 1ET

**£320,000**

# Property Features

- Three bedroom family home arranged over two floors
- Spacious open-plan kitchen/dining room
- Bright and generously sized living room with garden access
- Principal bedroom with fitted wardrobes and en-suite shower room
- Two further well proportioned bedrooms
- Modern family bathroom plus ground floor WC
- Enclosed rear garden with patio and lawn areas
- Off-street parking to the front
- Well-presented throughout with contemporary finishes
- Ideal for families or first time buyers

## Full Description

This well-presented three-bedroom family home offers bright, modern accommodation arranged over two floors. The property features a spacious open-plan kitchen/dining room, a generous living room, and a principal bedroom with en-suite, making it ideal for families or buyers seeking flexible living space. The home is complemented by a private rear garden and off-street parking.

### THE FORE

The property is set back from the road with a smart brick facade and a paved driveway providing off-street parking. Side access leads through to the rear garden, adding practicality for families and outdoor use.

### GROUND FLOOR

The ground floor opens into a welcoming entrance hall with access to a convenient WC and built-in storage. To the rear, the living room is generously proportioned and filled with natural light, providing a comfortable space for relaxing or entertaining.

To the front, the open-plan kitchen/dining room forms the heart of the home, featuring modern fitted units, ample worktop space, and room for a family dining table. Double doors open directly onto the garden from the living room, creating an excellent indoor-outdoor flow.

### LIVING ROOM

15' 3" x 11' 3" (4.65m x 3.43m)

### OPEN PLAN KITCHEN/DINING ROOM

17' x 8' 5" (5.18m x 2.57m)

### WC

6' 2" x 2' 9" (1.88m x 0.84m)



## FIRST FLOOR

Upstairs, the first floor offers three well-sized bedrooms. The main bedroom benefits from fitted wardrobes and a private en-suite shower room. Bedrooms two and three are served by a modern family bathroom, with additional storage available from the landing cupboard.

### BEDROOM ONE

13' x 9' 4" (3.96m x 2.84m)



### BEDROOM ONE EN-SUITE

7' 2" x 3' 8" (2.18m x 1.12m)

### BEDROOM TWO

12' 5" x 8' 4" (3.78m x 2.54m)

### BEDROOM THREE

8' 8" x 6' 5" (2.64m x 1.96m)

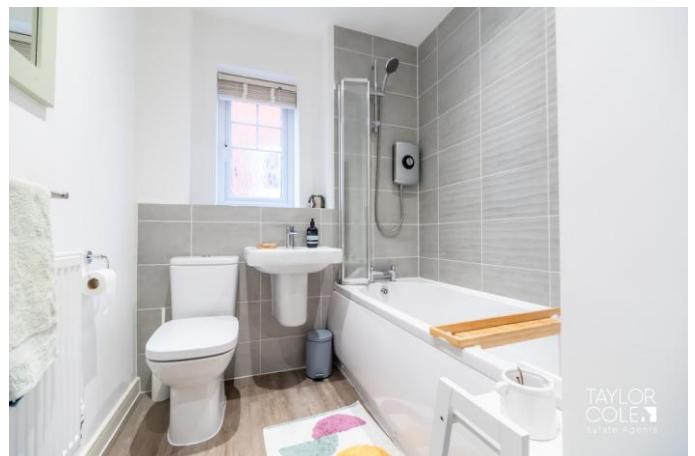
### BATHROOM

7' 9" x 6' 1" (2.36m x 1.85m)



### THE REAR

The rear garden is enclosed and mainly laid to lawn, with a patio area ideal for outdoor seating and entertaining. The space is well suited to families, pets, or summer gatherings, offering both privacy and versatility.



## 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.



%epcGraph\_c\_1\_339%

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

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