



31 Common Lane, Polesworth, Staffordshire, B78 1LZ

HOWKINS &  
HARRISON



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Polesworth,  
Staffordshire, B78 1LZ

Guide Price: £425,000

A spacious double fronted detached bungalow occupying a generous size plot in a popular village location, close to excellent amenities and road links. The property has =generous size accommodation throughout, in brief comprising, entrance porch, hallway, lounge, conservatory, kitchen/diner, three bedrooms and bathroom. Externally the property is set well back from the road, with extensive lawned area, parking for several vehicles leading to a garage. To the rear is a large mature rear garden. An early internal viewing is strongly recommended.

### Features

- Desirable detached bungalow
- Generous size garden plot
- Spacious lounge & conservatory
- Kitchen diner
- Three good size bedrooms
- Bathroom
- Driveway providing parking for several cars
- Garage
- Good size rear garden





## Location

Polesworth has become a very desirable village on the outskirts of Tamworth mainly due to the good ofsted report on the village school. Further benefits include a good range of local shops and facilities with more comprehensive services being provided in the nearby town of Atherstone. The A5 trunk road is close by giving access to J10 of the M42 motorway within 3 miles providing convenient access to the Midlands motorway network, the National Exhibition Centre and Birmingham International Airport approximately 17 miles distant. Junction 10 of the M42 is approximately 1¼ miles, Tamworth is 4 miles to the west and Atherstone is 4 miles to the south-east. A main line railway station, is available at Tamworth The property is very well placed with easy access to Birmingham and Coventry as well as the smaller towns of Tamworth and Nuneaton.



## Accommodation Details

Front entrance porch with double glazed opening doors lead into the entrance hall which gives access to roof storage space and has doors leading of to the following accommodation. A rear lounge with feature fireplace, log burner and sliding patio doors into the conservatory. The conservatory has double glazed windows to rear elevation overlooking the gardens. Also off the lounge is a door into the kitchen diner comprising a range of eye level and base units, ample preparation surfaces, stainless steel sink unit, built in oven, hob and extractor fan, space and plumbing for washing machine and slimline dishwasher, complimentary wall and floor tiling and window to the rear elevation. There are three generous size bedrooms with the main bedroom having a built in wardrobes and finally a family bathroom with panel enclosed bath and mixer tap over, vanity wash hand basin, low flush WC, corner shower cubicle with screen and rainfall showerhead, chrome heated towel rail, tiled walls and flooring.











## Outside

Externally, the property is set well back from the road and approached via a block paved driveway providing parking for several vehicles leading to a garage. There are two generous lawned areas to the front and an extensive rear garden presently separated into two sections, both well maintained mainly laid to lawn.



Offered to the market in a superior village located, this one is bound to prove popular.

Viewing is highly recommended.









## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

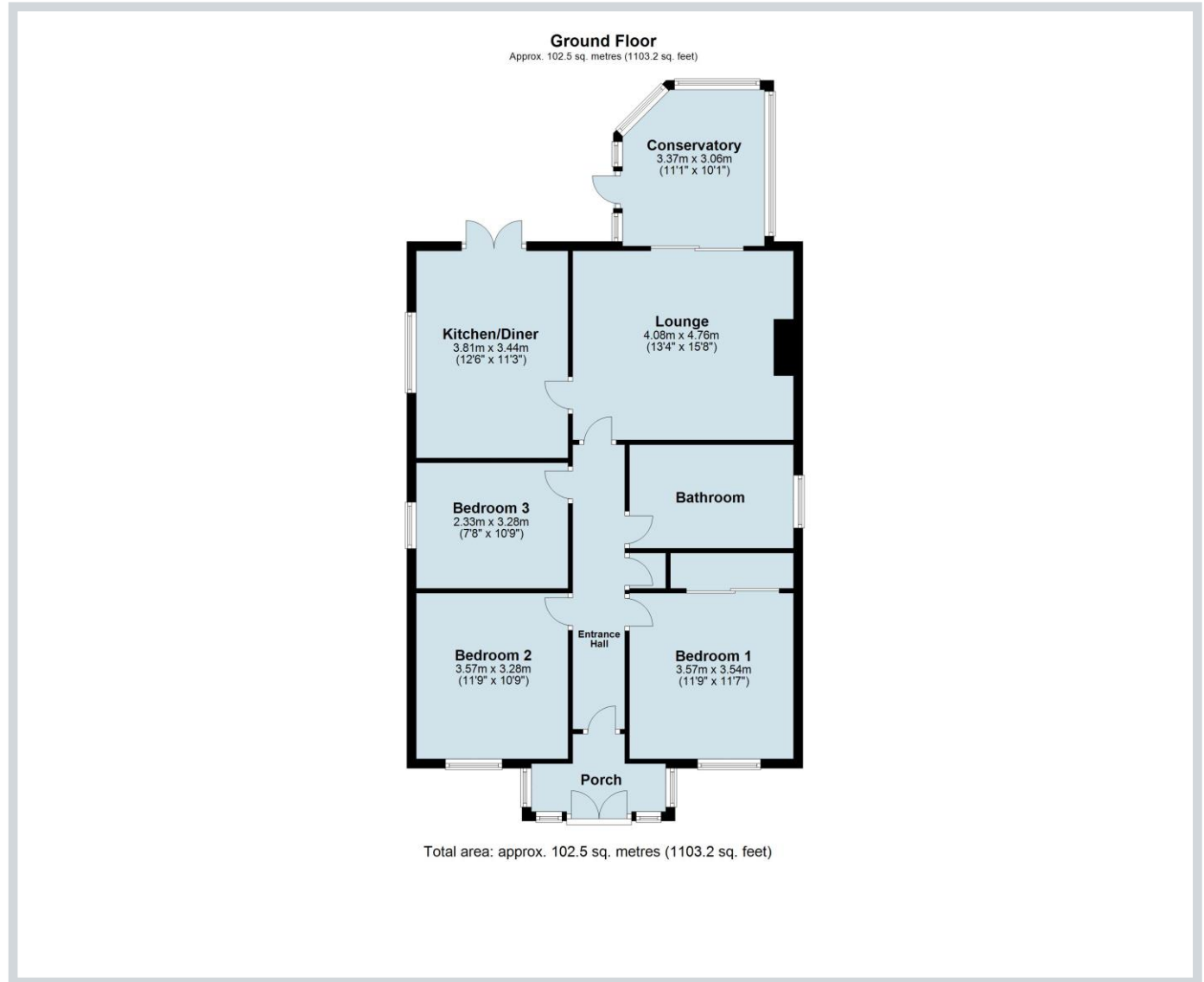
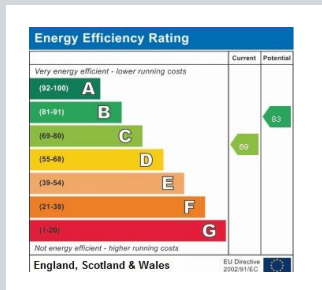
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

Band E



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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