



Kiln Way

Polesworth, Tamworth, Staffordshire, B78 1JE

Offers in the Region of £307,000

Property Features

- Attractive and Deceivingly Spacious Detached Residence
- Entrance Porch, Through Hallway
- Lounge
- Fitted Kitchen
- Conservatory
- Snug/Dining Room
- Guest Cloakroom
- Master Bedroom with En-suite
- Two Further Double Bedroom, Family Shower Room
- Driveway, Garage, Attractive Gardens

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this attractive and deceivingly spacious detached residence situated in this pleasant cul-de-sac setting upon this popular residential development. The property benefits from both UPVC double glazing (where specified) and gas fired central heating, with accommodation briefly comprising: entrance porch, through hallway, lounge, fitted kitchen, conservatory, snug/dining room, guest cloakroom, master bedroom with en-suite, two further double bedrooms, family shower room, garage, attractive rear and fore gardens, driveway. Early internal viewing is considered essential.

This charming three bedroom detached family home is situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a low maintenance stone chipped fore garden with mature tree and shrubbery, the block paved driveway offers ample off road parking facilities along with access to the double opening side entrance gates and composite front entrance door.

ENTRANCE PORCH

Accessed via the obscure double glazed composite front entrance door with UPVC double glazed windows surround, wall mounted light point, wall socket, wood grain effect tiled flooring, secure front entrance door into:

THROUGH HALLWAY

Having staircase off to the first floor landing with storage cupboard beneath, two wall mounted light points, ceiling light point, radiator, wall socket, inset brushed doormat, polished wood grain effect flooring, door into:

LOUNGE

11' 5" x 15' 0" (3.48m x 4.57m)

The spacious lounge has ample floor space for free standing lounge furniture, feature gas fire display with granite surround and matching hearth, ceiling light point, radiator, wall sockets, TV connection point, telephone connection point (subject to regulations), UPVC double glazed bow window overlooking the front aspect, polished wood grain effect flooring.

FITTED KITCHEN

9' 8" x 12' 9" (2.95m x 3.89m)

With a matching range of base units and drawers, recess and plumbing for washing machine, recess and plumbing for slimline dishwasher, recess and point for fridge, built-in 'Baumatic' oven and grill with additional storage above and beneath, roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled surrounds, wall sockets, four ring 'Baumatic' induction hob with stainless steel splashback and extractor hood over, matching range of wall units



offering further storage space, ceiling light point, tile effect flooring, UPVC double glazed window to the rear, UPVC double glazed door leading to:

CONSERVATORY

15' 10" x 8' 6" (4.83m x 2.59m)

This superb additional room is constructed of brick and UPVC, with double glazed windows surround overlooking the attractive rear garden, perspex roof, UPVC double glazed French doors opening out to the patio, radiator, wall socket, wall mounted light point, tile effect flooring, French doors into:

SNUG/DINING ROOM

8' 0" x 10' 5" (2.44m x 3.18m)

This versatile additional room is currently being utilised as a fourth bedroom and encloses a ceiling light point, radiator, wall socket, tile effect flooring.

GUEST CLOAKROOM

5' 11" x 2' 10" (1.8m x 0.86m)

This matching suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, ceiling light point, half tiled surround, wall mounted heated towel rail, obscure glazed window to the front aspect, polished wood grain effect flooring.

FIRST FLOOR LANDING

Having a UPVC double glazed window to the side aspect, ceiling light point, loft hatch access with drop down ladder, wall socket, door into:

BEDROOM ONE

10' 5" x 12' 6" (3.18m x 3.81m)

The master bedroom has a fitted display of wardrobes and drawers, along with matching bedside table, recess for double bed and flyover storage cupboards above, ceiling light point, UPVC double glazed window to the front aspect, wall sockets, radiator, door into:

EN-SUITE

7' 1" x 3' 11" (2.16m x 1.19m)

Fitted with a white suite comprising of a WC set within vanity unit with hand wash basin, hot and cold mixer tap over and toiletry storage beneath, half tiled surround, vanity mirror above, toiletry storage cupboards adjacent, walk-in shower unit with enclosed shower fitment and glass side screen, ceiling downlighters.

BEDROOM TWO

10' 10" x 10' 5" (3.3m x 3.18m)

Again being a double bedroom and having a UPVC double glazed window overlooking the rear garden and fields beyond, ceiling light point, radiator, wall socket, TV connection point.

BEDROOM THREE

10' 05" x 7' 6" (3.18m x 2.29m)

Currently being utilised as a nursery, bedroom three has a ceiling light point, radiator, wall socket, UPVC double glazed window to the rear.

REFITTED FAMILY SHOWER ROOM

9' 3" x 7' 4" (2.82m x 2.24m)

This modern suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and twin toiletry drawers beneath, walk-in shower with enclosed shower fitment and detachable hose, aquaboard surround and glass side screen, fitted toiletry cupboard, obscure UPVC double glazed window to the front aspect, vanity mirror with inset lighting, ceiling downlighters, radiator, modern wood grain effect flooring.



OUTSIDE

GARAGE

Located to the rear of the property and accessed via the double opening gates which continues to the additional slabbed paved driveway and via the up and over garage door, the garage is currently being utilised as additional storage space, however, presents excellent off road parking facilities and encloses two ceiling strip lights, wall socket, glazed window to the side aspect, further storage facilities to the rear.

REAR GARDEN

The attractive rear garden is set over three areas, which begins with the slabbed paved patio area offering superb outdoor seating and entertainment space, with a lawned area to the rear of the garden with a sleeper section with plum slate chippings and raised flowerbed, continuing slabbed paved path leading to the up and over garage door, along with the side aspect which offers potential for extension (subject to necessary planning permissions and regulations), and access to the external cold water tap and double opening side entrance gates, timber fencing to all boundaries.

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		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
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