



## The Gables

Polesworth, Tamworth, B78 1DD

£385,000

# Property Features

- Impressive Detached Family Home
- Remarkable Corner Plot Position
- Open Plan Family Lounge/Diner
- Timeless Breakfast Kitchen
- Main Bedroom & En Suite
- Four Excellent Further Bedrooms
- Attractive Family Bathroom
- Generous Rear Garden
- Comfortable Off Road Parking
- Freehold & Close To Amenities

## Full Description

Nestled within a peaceful and private cul-de-sac, this impressive detached family home occupies a remarkable plot, offering generous living spaces and an enviable outdoor retreat. Situated just a short distance from a wealth of amenities, including local schooling, shopping facilities, and convenient commuter links, this home seamlessly combines tranquillity with practicality.

### GROUND FLOOR

As you step into the property, you are welcomed by a bright and inviting reception hallway, setting the tone for the spacious and well-appointed accommodation that lies beyond.

To the rear of the home, the superb open-plan family lounge and dining area is flooded with natural light, enhanced by French doors that lead directly to the garden. Adjacent to the dining space, the magnificent garden room provides uninterrupted views of the beautifully landscaped rear aspect - a perfect space for relaxation or entertaining.

At the front of the property, the breakfast kitchen delivers a timeless charm, featuring a sleek array of base units, durable roll-top work surfaces, and ample recess space for modern appliances. This thoughtfully designed space caters effortlessly to everyday family needs.

The ground floor also benefits from a brilliant integral garage, offering excellent storage options or an exciting opportunity for conversion into additional living space, subject to the necessary permissions.





#### RECEPTION HALL

16' 2" x 5' 6" (4.95m x 1.70m)

#### OPEN PLAN LOUNGE/DINER

31' 0" x 14' 7" (9.45m x 4.47 (Max) m)

#### BREAKFAST KITCHEN

16' 9" x 12' 6" (5.12m x 3.83m)

#### GARDEN ROOM

12' 11" x 10' 7" (3.96m x 3.24m)

#### INTEGRAL GARAGE

16' 6" x 7' 10" (5.03m x 2.40m)

#### FIRST FLOOR

Ascending to the first floor, the home boasts five well-proportioned bedrooms, providing versatile living options for growing families or those requiring additional home office space.

The main bedroom is a standout feature, complete with seamless fitted wardrobes and a luxurious en suite bathroom.

The accommodation is further enhanced by a spectacular family bathroom, boasting a sleek four-piece suite with modern fixtures, complemented by tasteful tiling for a contemporary finish.

#### BEDROOM ONE

12' 0" x 9' 10" (3.66m x 3.01m)

#### EN SUITE

9' 3" x 6' 2" (2.83m x 1.88m)

#### BEDROOM TWO

12' 0" x 7' 11" (3.67m x 2.43m)

#### BEDROOM THREE

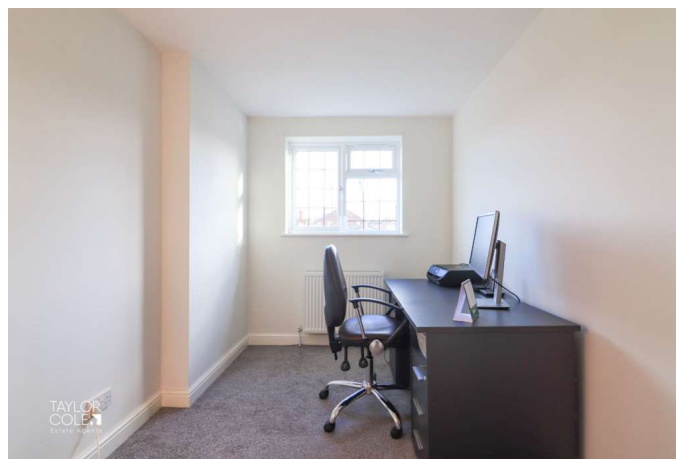
9' 4" x 8' 3" (2.86m x 2.53m)

#### BEDROOM FOUR

16' 6" x 6' 9" (5.04m x 2.07m)

#### BEDROOM FIVE

10' 9" x 7' 5" (3.28m x 2.27m)



## BATHROOM

10' 5" x 6' 4" (3.20m x 1.95m)

## OUTSIDE

### REAR GARDEN

The outdoor spaces are equally impressive. The rear garden is a private and spacious retreat, thoughtfully designed to wrap around the rear and side aspects of the property. This beautifully landscaped area offers a combination of slab-paved pathways and vibrant lawns, bordered by mature shrubbery and secure timber fencing. Ample space for outdoor seating and entertaining ensures this garden is a haven for both relaxation and social gatherings.



### ANTI MONEY LAUNDERING

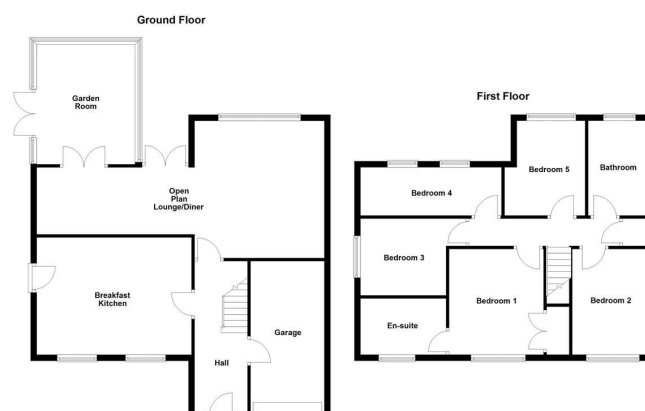
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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.



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