



Common Lane

Polesworth, Tamworth, , B78 1LZ

£345,000

Property Features

- Detached three-bedroom family home
- Bright living room with feature bay window
- Separate family room with garden views
- Fitted kitchen with side access
- Three spacious bedrooms
- Family bathroom on the first floor
- Detached garage and ample driveway parking
- Generous mature rear garden
- Located in the sought-after village of Polesworth
- Close to local amenities, schools, and transport links

Full Description

Nestled in the heart of Polesworth, this three-bedroom detached home offers generous living space, a flexible layout, and a superb garden plot. Ideal for families or those looking to put their own stamp on a property, it provides a blend of comfort, space, and potential in a sought-after location close to local amenities and well-regarded schools.

THE FORE

The property sits behind a mature front garden with a driveway providing ample off road parking and access to a detached garage. The attractive red-brick facade and bay window give the home an inviting, traditional appearance.

GROUND FLOOR

A welcoming entrance hall leads to a spacious living room with a feature bay window and fireplace, creating a warm focal point. To the rear, a bright family room overlooks the garden, offering additional living or dining space. The fitted kitchen, positioned adjacent, provides access to the garden and features a practical layout with plenty of potential for modernisation.

LIVING ROOM

12' x 13' 9" (3.66m x 4.19m)

KITCHEN

7' 3" x 8' 3" (2.21m x 2.51m)

FAMILY ROOM

11' 9" x 10' 9" (3.58m x 3.28m)

FIRST FLOOR

Upstairs comprises three well proportioned bedrooms, two of which include built-in wardrobes. A family bathroom completes the first floor, offering scope for updating to



personal taste.

BEDROOM ONE

10' 2" x 14' 3" (3.1m x 4.34m)

BEDROOM TWO

11' 9" x 10' 9" (3.58m x 3.28m)

BEDROOM THREE

6' 3" x 6' 3" (1.91m x 1.91m)

BATHROOM

7' 1" x 8' 2" (2.16m x 2.49m)

THE REAR

To the rear lies a generous, mature garden, mainly laid to lawn with established borders and shrubs. The space enjoys a private, sunny aspect and provides plenty of room for outdoor entertaining, children's play, or gardening enthusiasts.

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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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