



Hill Drive

Polesworth, Tamworth, B78 1EY

£355,000

Property Features

- Modern three bedroom detached family home
- Spacious open plan kitchen dining room with French doors to garden
- Bright and airy living room with dual aspect windows
- Bedroom with en suite shower room
- Two additional well proportioned bedrooms
- Stylish family bathroom and ground floor WC
- Custom built garden office ideal for home working
- Landscaped rear garden with patio and lawn areas
- Driveway providing off road parking
- Located in a popular modern development close to amenities and transport links

Full Description

This beautifully presented three bedroom detached home offers spacious and modern living across two floors, ideal for families seeking a move in ready property. The home benefits from an open plan kitchen dining room, a generous living room, three well proportioned bedrooms including bedroom one with an en suite, and a landscaped rear garden complete with a purpose built office, perfect for home working or hobbies.

THE FORE

The property sits attractively within a modern residential development, featuring a neat frontage with a driveway providing off road parking. The entrance is covered and welcoming, leading directly into the main hallway.

GROUND FLOOR

Upon entering, the hallway provides access to a convenient guest WC and a staircase to the first floor. The spacious living room sits to the front of the property, offering a bright and comfortable space with dual aspect windows that allow plenty of natural light.

To the rear is a stunning open plan kitchen dining room fitted with modern units, integrated appliances and ample space for family dining. French doors open directly onto the rear garden, creating an ideal indoor outdoor flow for entertaining and everyday living.

LIVING ROOM

18' 7" x 9' 5" (5.66m x 2.87m)

WC

5' 5" x 3' (1.65m x 0.91m)

OPEN PLAN DINING ROOM/KITCHEN

18' 7" x 12' 8" (5.66m x 3.86m)



FIRST FLOOR

The first floor offers three bedrooms and a bathroom. Bedroom one features built in wardrobes and a stylish en suite bathroom. The two additional bedrooms are well proportioned and share a modern family bathroom fitted with a bath, wash basin and WC. The landing provides access to all rooms and a useful storage cupboard.

BEDROOM ONE

12' 6" x 9' 7" (3.81m x 2.92m)

BEDROOM ONE EN-SUITE

8' 9" x 3' 8" (2.67m x 1.12m)

BEDROOM TWO

9' 6" x 8' 9" (2.9m x 2.67m)

BEDROOM THREE

8' 9" x 8' 8" (2.67m x 2.64m)

BATHROOM

7' 6" x 5' 5" (2.29m x 1.65m)

THE REAR

The rear garden is beautifully maintained, with a mix of lawn and patio seating areas, providing an ideal setting for outdoor dining and relaxation. A standout feature of this home is the custom built garden office, offering a private and comfortable workspace separate from the main house. The garden is fully enclosed with fencing, offering both security and privacy.

OFFICE

7' 2" x 7' 2" (2.18m x 2.18m)

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.

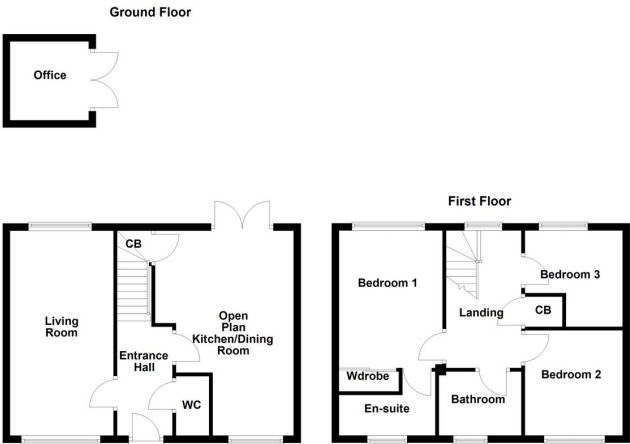
TENURE

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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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