



## Common Lane, Polesworth Tamworth B78 1LP

# for sale offers over £415,000





### **Property Description**

\*\*\*NO CHAIN\*\*\* This gorgeous fully renovated home looks great both inside and out! The property offers ample off road parking for several cars with a split driveway to the fore and a separate area of hardstanding at the end of the enclosed rear garden.

Downstairs, the home has an entrance hall with a guest W.C. that then leads into the spacious renovated kitchen with space for a table. Moving through the home, the first of the three reception rooms sits in the middle of the home and offers stairs off to the first floor and a feature fireplace. Moving on through you will come to an additional split level reception space which is partly underfloor heated adding to the luxury feel. This room has a door to the conservatory and double doors to the third and final reception space which overlooks the rear garden.

Upstairs the property is book-ended by double bedrooms with en suite shower rooms, with two further bedrooms and a well appointed family bathroom completing the accommodation on offer.

Have a look at our virtual tour and call today to see inside.

### **Entrance Hallway**

Doors off to kitchen and W.C.

#### **Guest W.C**

Double glazed window to front elevation, wash hand basin, low level flush W.C and central heating radiator.

#### Lounge

15' 6" max x 12' 9" (4.72m max x 3.89m)

Double glazed window to front elevation, central heating radiator, spotlights, fire place and stairs to first floor accommodation.

#### **Family Room**

12' 7" max x 12' 8" max ( 3.84m max x 3.86m max ) Double glazed window to front elevation, central heating radiator, partial under floor heating and spotlights.

#### **Dining Room**

15' x 8' plus recess ( 4.57m x 2.44m plus recess ) Double glazed window to rear elevation, double doors to sun room, double glazed French doors to garden and under floor heating.

#### Kitchen

13' 5" max x 13' 10" max ( 4.09m max x 4.22m max

Two double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double fridge freezer, space and connections for range cooker and central heating radiator.

#### **Sun Room**

12' 8"  $\max x$  5' 7"  $\max$  ( 3.86m  $\max x$  1.70m  $\max$  ) Double glazed windows to front and side elevations and door to garden.

#### Landing

Two obscure double glazed windows to rear elevation and two central heating radiators.

#### **Bedroom One**

14' 8"  $\max$  x 13' 6"  $\max$  ( 4.47m  $\max$  x 4.11m  $\max$  ) Irregular shaped room. Double glazed windows to front and side elevations and central heating radiator.

#### **En-Suite**

Double glazed obscure window to front elevation, shower, W.C, wash hand basin and heated towel rail.

#### **Bedroom Two**

11' 3" eaves storage recess x 13' 8" max plus recess ( 3.43m eaves storage recess x 4.17m max plus recess )

Double glazed obscure windows to front and side elevations and central heating radiator.

#### **En-Suite**

Double glazed obscure window to front elevation, W.C, wash hand basin and shower cubicle.

#### **Bedroom Three**

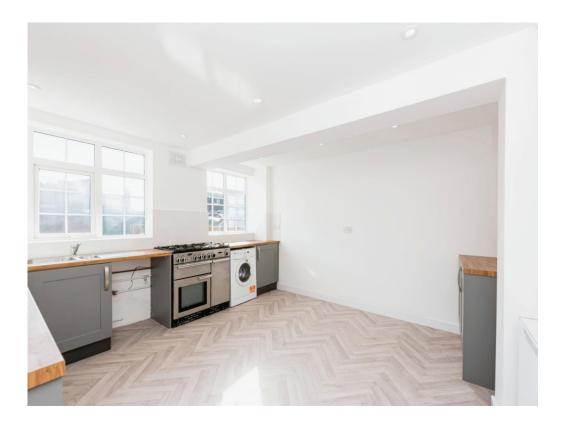
12' 5" max x 9' 4" max ( 3.78m max x 2.84m max ) Double glazed window to rear elevation.

#### **Bedroom Four**

10' 10" x 9' 5" max ( 3.30m x 2.87m max )
Double glazed window to front elevation and central heating radiator.

#### **Bathroom**

Bath, shower cubicle, W.C, wash hand basin and heated towel rail.



















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To check the working condition of any appliances.

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