



Common Lane, Polesworth, Tamworth

burchell
edwards



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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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