



Common Lane
Polesworth
£440,000



*** CHARMING PERIOD DETACHED PROPERTY ~ POPULAR VILLAGE LOCATION ~ REAR GATED DRIVEWAY WITH ELECTRIC CHARGER POINT ***. Viewing is essential on this traditional family home having a wealth of character and charm offering an excellent range of flexible accommodation located on this popular road in Polesworth.

Polesworth is a charming and family-friendly village that perfectly combines community spirit, green surroundings and everyday convenience. Families are drawn to its welcoming atmosphere, with a range of local amenities including independent shops, cafes, parks and recreational spaces. The village boasts a highly regarded primary school and access to good nearby secondary schools, making it an excellent choice for those with children of all ages.

There's a strong sense of community in Polesworth, with local events, clubs and activities offering plenty of opportunities to get involved. Scenic walks along the River Anker and through the surrounding countryside provide the ideal backdrop for family outings, while nearby attractions such as Pooley Country Park add to the area's appeal.

With great transport connections to Tamworth, Atherstone, Nuneaton and Birmingham, Polesworth offers the best of both worlds - a peaceful village lifestyle within easy reach of larger towns and cities, making it a wonderful place for families to call home.

RECEPTION PORCH 4' 3" x 3' 3" (1.3m x 0.99m)

Opaque double glazed composite style entrance door, two double glazed picture windows, quarry tiled floor, traditional glazed wooden entrance door leading to...



SITTING ROOM 12' 8" x 9' 9" (3.86m x 2.97m)

Double glazed window to front aspect, double panelled radiator, feature bricked fireplace having an inset cast iron log burning stove, recessed ceiling down lights, stairs leading off to the first floor landing, access to the dining room and doors to...



GUESTWC 4' 9" x 4' 6" (1.45m x 1.37m)

Opaque double glazed window to rear aspect, low level WC and a pedestal wash hand basin.

STUDY/BEDROOM FOUR 9' 9" x 9' 4" maximum (2.97m x 2.84m)

Double glazed window to front aspect, double panelled radiator and recessed ceiling down lights.

DINING ROOM 12' 8" x 9' 4" (3.86m x 2.84m)

Double glazed window to front aspect, recessed ceiling down lights, single panelled radiator and a glazed door to...



LOUNGE 13' 6" x 12' 7" (4.11m x 3.84m)

Double glazed windows to front and side aspects, double panelled radiator, tiled floor, double glazed single door leading out to the rear garden, log burning stove having a slate hearth and back.

KITCHEN 13' 2" x 8' 5" (4.01m x 2.57m)

Recessed ceiling down lights, double panelled radiator, double glazed window to rear aspect, window to side aspect, range of fitted kitchen units with roll edge work surfaces, ceramic sink, inset electric oven and gas hob with an extractor hood above, built in dishwasher, tiled splash backs and access to...

UTILITY ROOM 8' 10" x 4' 7" (2.69m x 1.4m)

Double glazed window to rear aspect, roll edge work surface and appliance spaces.

REAR PORCH 6' 5" x 5' 4" (1.96m x 1.63m)

Being timber framed with double glazed windows and door leading out to the rear garden.

FIRST FLOOR LANDING

Double glazed window to rear aspect and doors leading off to...

BEDROOM ONE 13' 7" x 13' 3" (4.14m x 4.04m)

(Not of all useable head height due to sloping ceilings) Double glazed skylight windows to rear and front aspects, double panelled radiator and an air conditioning unit.



BEDROOM TWO 12' 9" x 9' 9" (3.89m x 2.97m)

Double glazed window to front aspect and a single panelled radiator.

BEDROOM THREE 11' 1" x 9' 4" (3.38m x 2.84m)

Double glazed window to front aspect and a double panelled radiator.

DRESSING AREA 5' 2" x 6' 5" (1.57m x 1.96m)

Opaque double glazed window to side aspect, useful fitted storage with sliding doors that also houses the Ideal Logic central heating boiler, single panelled radiator and access to the bathroom.



BATHROOM 8' 8" x 8' 8" (2.64m x 2.64m)

Opaque double glazed window to rear aspect, chrome towel radiator, low level WC, pedestal wash hand basin, panelled bath, PVC panelled walk in style shower enclosure having a traditional chrome mixer style shower.

TO THE EXTERIOR

The property benefits from a large gated driveway providing secure rear parking with electric car charging point. The rear garden is mainly black paved with a centre lawn and rear steps leading to the driveway.

LARGE GARDEN SHED/WORKSHOP 15' 0" x 7' 1" (4.57m x 2.16m)

Having power connected, side window and rear entrance door.



FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm

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Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within owners' expectations, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the probability of any guarantee.

Measurements must assess the information given is incorrect. Until their own solicitors have referred it, The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements before committing themselves to any expense.

Specifying the type of construction of the property. The sales particulars may be implied from the type of construction of the property. The interested party is advised to make final arrangements concerning the type of construction of the property. The sales particulars may be implied from the type of construction of the property. The sales particulars may be implied from the type of construction of the property. The sales particulars may be implied from the type of construction of the property.

Photographs are for illustration only and may depict items not included in the catalog, measurements quoted are approximate and for guidance only.

Rating	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Energy Performance Rating:

While every effort has been made to ensure the accuracy of the floor plan, measurements are approximate and no guarantee is given. It is the responsibility of the buyer to satisfy themselves as to the suitability of the dimensions of doors, windows, rooms and any other feature and no responsibility is taken for any error.

Measurements of areas shown are approximate and no responsibility is taken for any error.

Services, fixtures and fittings shown have not been tested and no guarantee is given as to their operability or durability and no responsibility is taken for any error.

Agents and their clients are advised to make their own investigations into the suitability of the property for their individual needs.

TOTAL FLOOR AREA: 1,365 sq.ft. (126.9 sq.m.) approx.

GROUND FLOOR: 780 sq.ft. (72.5 sq.m.) approx.

1ST FLOOR: 586 sq.ft. (54.4 sq.m.) approx.

Floorplan