

ROYSTON & LUND



Station Road, Polesworth, Tamworth

Offers In The Region Of £399,950

- Three Bedroom Detached
- Spacious Living Room
- Garage and Workshop
- Council Tax Band - D
- Large Plot of Land
- Fitted Wardrobes Throughout
- Freehold Property
- Big Open-Plan Kitchen/Diner
- Shower Room / Ground Floor WC
- EPC Rating - D

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This impressive three-bedroom detached residence is approached via a porch leading into a wide and inviting entrance hall. To the left, an elegant living room offers generous proportions, centered around a striking fireplace and enhanced by a charming walk-in bay window that floods the space with natural light.

Directly ahead lies the true heart of the home – a superb open-plan kitchen and dining area, beautifully designed with an extensive range of cabinetry and ample worktop space, complete with a range cooker, making it ideal for both everyday living and entertaining. Patio doors open seamlessly onto a raised decking area, providing the perfect spot to enjoy views across the spacious garden. The outdoor space is further complemented by a detached garage and workshop, equipped with both three-phase and single-phase power, ideal for enthusiasts or home businesses. Ample off-road parking is available for multiple vehicles. A convenient ground-floor WC completes the downstairs layout.

Upstairs, there are three well-proportioned bedrooms, all benefiting from fitted wardrobes, along with a stylish shower room positioned to the front of the property. The principal bedroom is a particular highlight, featuring a walk-in wardrobe that mirrors the generous proportions of the living room below, creating a luxurious and practical retreat.

This property is close to the village centre with many amenities nearby. There is a GP surgery, pharmacy, and schools including Nethersole C of E Academy, Birchwood Primary School, and The Polesworth School. Polesworth railway station is also just a few minutes away for easy transport links.

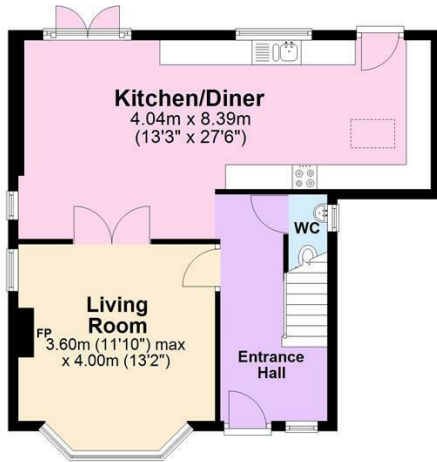


Council Tax Band: D

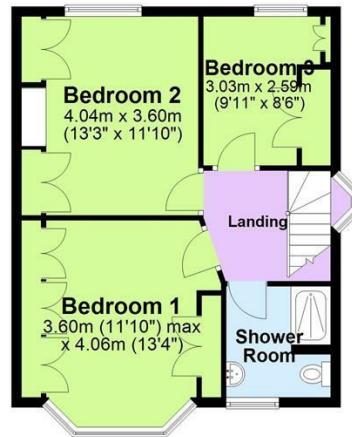




Ground Floor
Approx. 86.6 sq. metres (932.2 sq. feet)



First Floor
Approx. 49.2 sq. metres (529.4 sq. feet)



Total area: approx. 135.8 sq. metres (1461.6 sq. feet)

Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC