



Potters Lane

Polesworth, Tamworth, B78 1HF

£250,000

# Property Features

- Detached
- Spacious driveway with integral garage offering ample parking
- Bright living room
- Modern kitchen with fitted units
- Two generously sized bedrooms
- Contemporary bathroom with neutral suite and fittings
- Well maintained private rear garden with patio and lawn
- Ideal for downsizers or single level living seekers
- Located close to local amenities, schools, and transport links



## Full Description

This charming two bedroom detached bungalow offers convenient single storey living in a desirable residential location. The frontage boasts a generous driveway with low maintenance brick wall boundaries, leading to an integral garage.

### THE FORE

Internally, the property features a bright and spacious living room, a modern kitchen with ample storage and access to the rear porch, and a well appointed family bathroom. The two bedrooms are generously sized, with large windows allowing for plenty of natural light. The hallway connects all rooms effectively, adding to the practical layout.

### LIVING ROOM

11' 96" x 15' 34" (5.79m x 5.44m)

### KITCHEN

9' 02" x 12' 64" (2.79m x 5.28m)

### BATHROOM

6' 85" x 5' 87" (3.99m x 3.73m)

### BEDROOM ONE

11' 46" x 10' 13" (4.52m x 3.38m)

### BEDROOM TWO

8' 92" x 11' 98" (4.78m x 5.84m)

### GARAGE

17' 34" x 8' 23" (6.05m x 3.02m)

### THE REAR

Externally, the rear garden is a delightful and private space with a mix of lawn, mature planting, and a patio area perfect



for outdoor seating and entertaining. This home offers excellent potential for those seeking easy living accommodation in a peaceful village setting.

#### 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.

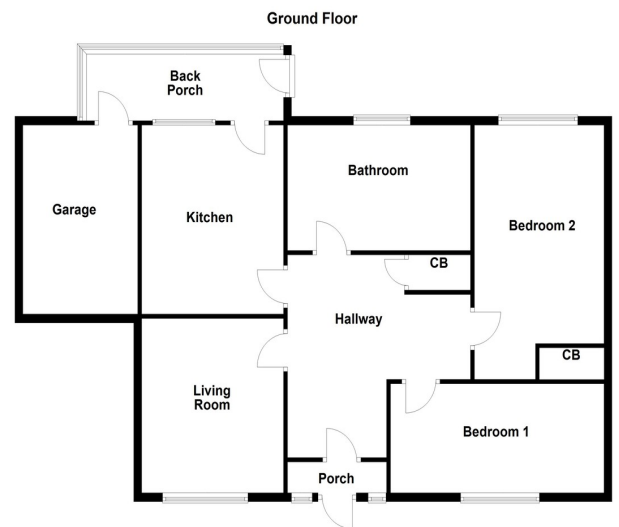
#### TENURE

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		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road  
 Tamworth  
 Staffordshire  
 B79 7HL

www.taylorcole.co.uk  
 sales@taylorcole.co.uk  
 01827 311412

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