

ROYSTON & LUND



Francis Close, Polesworth, Tamworth

£278,300

- POPULAR VILLAGE OF POLESWORTH
- NORTH WARWICKSHIRE COUNCIL TAX BAND B
- IDEAL FIRST TIME PURCHASE
- CUL-DE-SAC LOCATION
- FIELD TO THE REAR
- FREEHOLD
- EXTENDED FAMILY HOME
- AMPLE OFF ROAD PARKING
- EPC RATING C

1 Victoria Road, Tamworth, Staffordshire, B79 7HL
01827 66686

tamworthenquiries@royston-lund.co.uk
www.royston-lund.co.uk

14 Francis Close, Tamworth B78 1BL

Nestled within a peaceful cul-de-sac in the highly desirable village of Polesworth, this beautifully extended three-bedroom semi-detached residence offers an exceptional blend of space, comfort, and versatile modern living.

From the moment you arrive, the home presents an inviting first impression with its attractive frontage and block-paved driveway, providing convenient off-road parking. Stepping inside, you are welcomed by a bright and elegant reception hallway that sets the tone for the spacious accommodation beyond.

At the heart of the home lies the impressive extended lounge and dining area, a beautifully proportioned living space designed for both relaxed family living and stylish entertaining. Flooded with natural light, this generous room offers a warm and welcoming atmosphere throughout the year.

A separate additional reception room provides outstanding flexibility, perfectly suited as a home office, playroom, snug, or even a fourth bedroom, ideal for today's modern lifestyle where adaptable space is essential.

The well-appointed kitchen offers practicality and convenience for everyday living, with excellent potential for further enhancement to suit individual tastes.

Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering comfortable accommodation, alongside a contemporary family bathroom. The layout provides an ideal balance of privacy and functionality for families of all sizes.

Outside, the home benefits from pleasant front and rear gardens, creating a private outdoor retreat perfect for summer dining, entertaining guests, or relaxing with family.

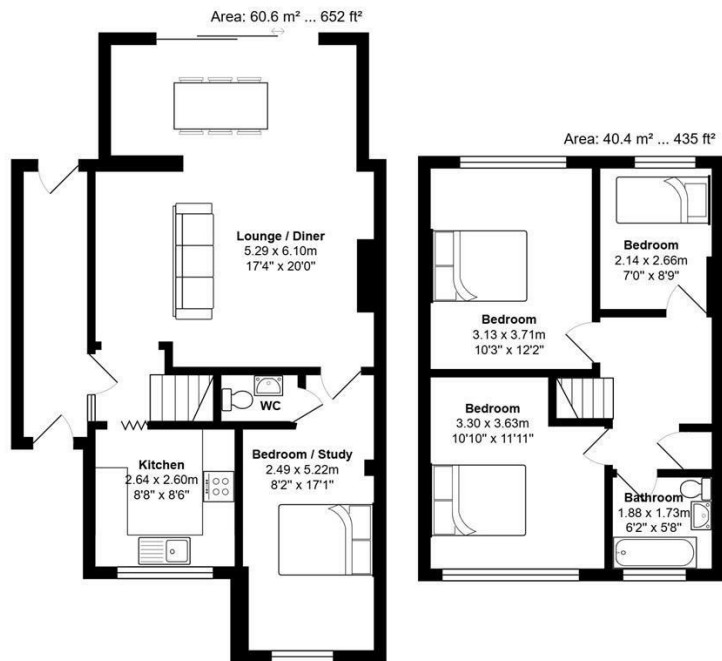
Perfectly positioned backing onto Polesworth recreational grounds, easy access to highly regarded local schools, village amenities, and excellent transport connections, makes this property an ideal choice for families and commuters alike.



Council Tax Band: B







Total Area: 101.0 m² ... 1087 ft²

All measurements are approximate and for display purposes only

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		