



The Paddocks, 42 Common Lane, Polesworth, Staffordshire, B78 1LS

HOWKINS &  
HARRISON

The Paddocks,  
42 Common Lane, Polesworth,  
Staffordshire, B78 1LS

Guide Price: £440,000

A charming detached period home dating back to the 1850s, offering 1366 sqft of versatile accommodation with characterful styling and a well-balanced layout across two floors.

Occupying a prominent position along Common Lane, the property combines period appeal with practical family living, comprising a porch, kitchen with adjoining utility, dining room, triple aspect living room, sitting room and a useful office / bedroom four, together with a ground floor WC.

To the first floor are three bedrooms, a dressing area and a spacious family bathroom.

Outside, the property benefits from off road parking for several vehicles,, an enclosed rear garden with lawn and patio, and a useful timber outbuilding, all within the well-served village setting of Polesworth.



## Location

Polesworth is a well-regarded and historic village in North Warwickshire, offering a strong sense of community alongside a wide range of everyday amenities including local shops, pubs, cafés and well-respected schooling, notably The Polesworth School. The village is ideally positioned for access to nearby towns such as Tamworth and Atherstone, both providing a broader selection of shopping, leisure and transport facilities. For commuters, there are excellent road links via the A5, M42 and M6 Toll, while rail services are available from Polesworth railway station and Tamworth, offering routes to Birmingham and beyond. The surrounding countryside and nearby canal walks further enhance the appeal of this convenient yet semi-rural location.

### Distances:

Tamworth – 3 miles

Atherstone – 6 miles

Nuneaton – 9 miles

Birmingham – 20 miles

Coventry – 23 miles

East Midlands Airport – 18 miles

Birmingham Airport – 16 miles



## Accommodation Details - Ground Floor

Entering via the front door, you step directly into the sitting room, a characterful reception space featuring a fireplace with multi-fuel burning stove. Moving through, the kitchen sits to the rear of the property and is accessed off the sitting room, fitted with a range of units and enjoying natural light from a rear-facing window. Leading off is the utility room, providing additional storage and space for appliances, with access through to the porch and ground floor WC. The dining room is positioned centrally within the layout and offers a well-proportioned space with a front-facing window, ideal for both formal dining and everyday use. The living room is located to the side of the property and is a bright dual aspect room, benefitting from windows to both the front and rear, along with a single door providing access out to the garden. A log burner set within a fireplace creates a focal point to the room. Elsewhere on the ground floor is a useful office / bedroom four, offering flexibility depending on requirements.

## First Floor

Rising to the first floor, the landing gives access to three bedrooms and the family bathroom. Bedroom one is a generous double room, while bedroom two is also well-proportioned, with bedroom three positioned between. A dressing area provides additional storage and leads through to the bathroom, which is fitted with a modern suite including both bath and separate shower.



## Outside

Outside, the property benefits from an enclosed rear garden, mainly laid to lawn with a patio seating area and a useful timber outbuilding. To the side, a shared driveway provides access to the private off road parking for numerous vehicles.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Features

- Character detached home dating to 1850s
- Three reception rooms offering flexible living
- Feature fireplaces with multi-fuel and log burners
- Well-presented throughout with modern finishes
- Kitchen with adjoining utility room
- Ground floor office or fourth bedroom
- Three first floor bedrooms plus dressing area
- Spacious family bathroom
- Enclosed rear garden with lawn and patio
- Off road parking for up to five cars



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

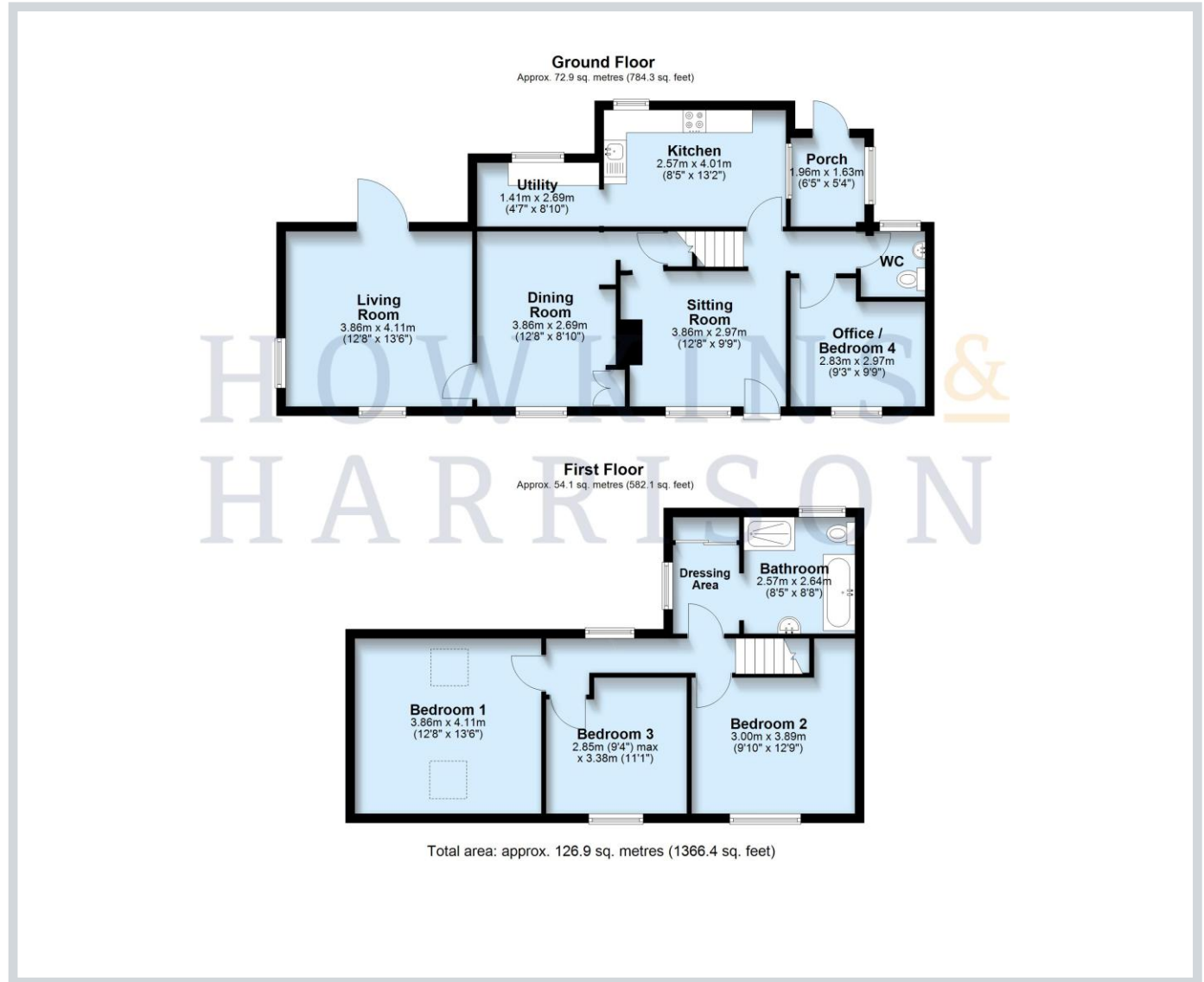
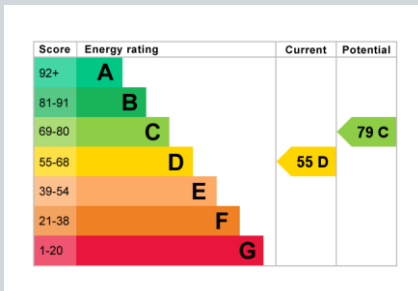
None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

Band - D



## Howkins & Harrison

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 Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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