



Station Road

Polesworth, Tamworth, B78 1BQ

£265,000

# Property Features

- Charming Semi-Detached Family Home
- Well-Regarded Residential Road
- Welcoming Reception Hall
- Spacious Family Lounge & Dining Room
- Dual Aspect Kitchen/Diner
- Three Comfortable Double Bedrooms
- Large Family Bathroom
- Generous Rear Garden
- Close to Local Schooling & Commuter Links
- Freehold, No Onward Chain

## Full Description

Nestled along one of Polesworth's most sought-after residential roads, this charming traditional semi-detached family home offers the perfect blend of character, space, and potential. With a generous plot and well-balanced internal layout, the property presents an exceptional opportunity for growing families or discerning buyers looking to personalise and modernise a spacious home in a desirable location.

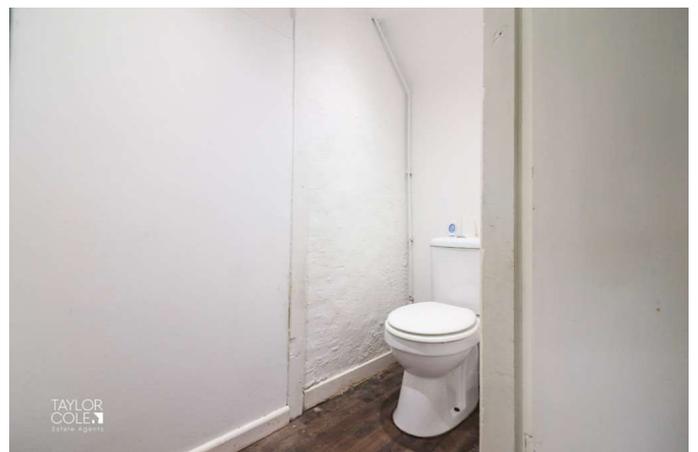
Benefiting from close proximity to excellent local schools, a variety of shopping amenities, and good transport links, this residence is ideally positioned for convenient family living.

### GROUND FLOOR

Upon entering, a wide and welcoming reception hall sets the tone for the rest of the home, featuring a staircase rising to the first floor and providing access to the principal ground floor rooms.

The main reception areas comprise a superb family lounge and a connecting dining room, creating a bright and inviting space for relaxation and entertaining. Enhanced by dual aspect windows, this expansive area enjoys an abundance of natural light, while the generous dimensions easily accommodate a variety of furnishings and layout options.

At the rear of the property lies a well-appointed kitchen/diner, equipped with a range of matching base units and practical roll top work surfaces. This space offers excellent scope for modernisation and could be transformed into the heart of the home with some creative vision.



Adjacent to the kitchen, a delightful conservatory adds further versatility, offering a sun-drenched retreat that enjoys views of the garden through French doors that open directly onto the patio. A convenient guest cloakroom completes the well-designed ground floor layout.

#### RECEPTION HALL

24' 2" x 6' 3" (7.39m x 1.93m)

#### LIVING ROOM

12' 0" x 11' 11" (3.67m x 3.65m)

#### DINING ROOM

11' 11" x 11' 10" (3.65m x 3.63m)

#### KITCHEN/DINER

18' 2" x 9' 10" (5.55m x 3.02m)

#### CONSERVATORY

9' 3" x 9' 4" (2.82m x 2.85m)

#### GUEST CLOAKROOM

6' 2" x 2' 7" (1.88m x 0.81m)

#### FIRST FLOOR

Upstairs, the home continues to impress with three well-proportioned double bedrooms, each thoughtfully configured to provide peaceful and flexible accommodation. Whether utilised as restful bedrooms, a home office, or hobby space, these rooms cater effortlessly to a range of modern lifestyle needs.

The first floor is serviced by a spacious family bathroom, fitted with a coordinating three-piece suite and offering scope for future enhancement.

#### BEDROOM ONE

11' 11" x 12' 0" (3.65m x 3.66m)

#### BEDROOM TWO

11' 10" x 9' 2" (3.63m x 2.80m)

#### BEDROOM THREE

11' 10" x 9' 4" (3.61m x 2.86m)

#### BATHROOM

9' 10" x 9' 10" (3.02m x 3.01m)



## OUTSIDE

### REAR GARDEN

Externally, the property enjoys a generously sized rear garden, perfectly suited for outdoor living and entertaining. A series of slab-paved patios run along the rear of the home, creating defined seating and dining areas, while a lush lawn extends to the foot of the plot. Bordered by secure timber fencing, the garden is both private and family-friendly, offering a safe and serene environment to relax or play.



### 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.



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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