



Tamworth Road, Polesworth
Tamworth, B78 1EN

Offers in Excess of £367,500

Polesworth

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This wonderful four bedroom detached family home boasts a uniquely pleasant position, situated on the private road Hermitage Close, off Tamworth Road in Polesworth. Not only does this home benefit from beautiful private rural views, but internally this property has a lot to offer any families searching in the area.

Approached via an impressive curb appeal with ample parking space, featuring a gated area with access to the external garage and gardens, the internal accommodation does not disappoint.

You're welcomed by a wonderful large entrance hallway flowing into an impressively spacious lounge/dining room with box bay window, and sliding doors out to a conservatory overlooking the rear garden. There is a private study room on the ground floor, a great space for working from home, with a downstairs guest W.C and modern fitted kitchen.

Upstairs off the landing are four great size bedrooms, the master with beautiful rural views and a private en-suite shower room, plus a main family sized bathroom.

Outside is a peaceful characterful garden with neatly maintained lawn and attractive shrubs/plants, with a deceptively spacious hidden garden area to the side.





Property Specification

FOUR BEDROOM DETACHED FAMILY HOME
GREAT LOCATION WITH RURAL SURROUNDINGS
STUNNING PRIVATE VIEWS
SPACIOUS LOUNGE
SEPERATE STUDY ROOM

Hallway 15' 8" x 5' 9" (4.78m x 1.75m)

Lounge 23' 7" x 11' 5" (7.18m x 3.47m)

Study 11' 5" x 6' 11" (3.48m x 2.12m)

Kitchen 13' 1" x 8' 1" (3.99m x 2.47m)

Conservatory 17' 5" x 11' 2" (5.32m x 3.41m max,
1.94 min)

Downstairs W.C. 6' 11" x 3' 2" (2.10m x 0.97m)

Bedroom One 12' 6" x 11' 6" (3.81m x 3.51m max,
3.01 min)

En-suite 7' 3" x 4' 6" (2.22m x 1.36m)

Bedroom Two 11' 6" x 10' 9" (3.50m x 3.28m)

Bedroom Three 10' 0" x 7' 4" (3.04m x 2.23m)

Bedroom Four 8' 11" x 6' 11" (2.73m x 2.11m)

Bathroom 6' 10" x 6' 8" (2.09m x 2.02m)

Agent's Note:

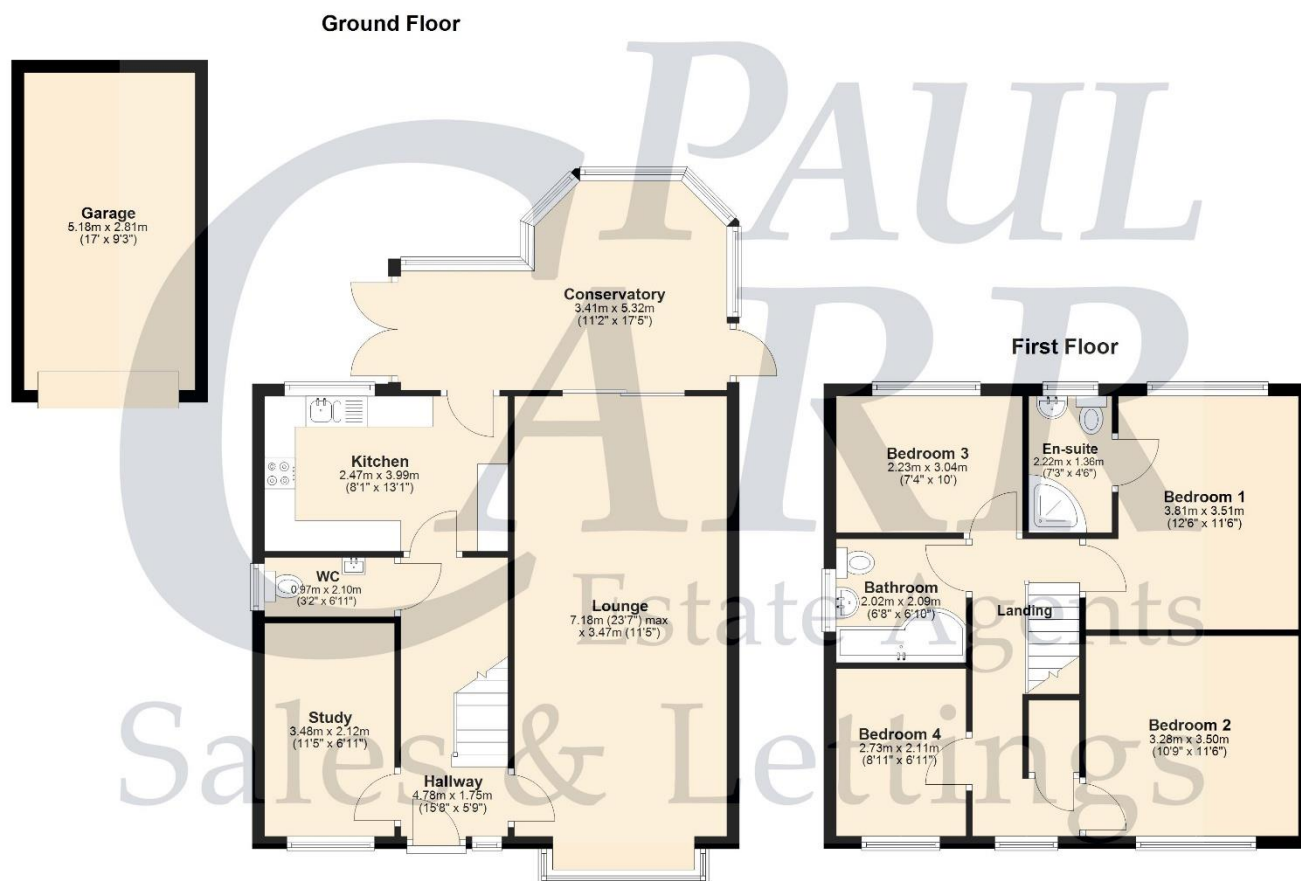
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Came on the market: March 25

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: E
Tenure: Freehold
Loft insulated, part boarded

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

