



## The Gullet

Polesworth, Tamworth, , B78 1HH

Offers Over £310,000

# Property Features

- Three bedroom detached family home
- Spacious open plan living and dining room
- Fitted kitchen with ample storage and worktop space
- Convenient ground floor WC
- Family bathroom
- Large driveway providing off road parking for multiple vehicles
- Integral garage store
- Enclosed rear garden with patio and lawn
- Located in the popular village of Polesworth

## Full Description

Situated in the popular village of Polesworth, this well presented three bedroom detached home offers generous family accommodation, a practical layout and excellent outdoor space. With a spacious living and dining room, three well proportioned bedrooms, a study, a garage store and a private rear garden, the property is well suited to growing families looking for space both inside and out.

The home enjoys a welcoming feel throughout, with bright, well maintained interiors and versatile accommodation across two floors. Conveniently positioned for local schools, amenities and transport links, it combines everyday practicality with comfortable family living.

### THE FORE

The property is approached via a substantial driveway providing ample off road parking for multiple vehicles, leading to the integral garage store. The attractive frontage creates an excellent first impression, with the home set back from the road behind a neat foregarden.

A covered entrance porch leads into the welcoming entrance hall, providing access to the principal ground floor accommodation.

### GROUND FLOOR

The entrance hall offers access to the staircase, kitchen and the impressive open plan living and dining room. The spacious reception room stretches the full depth of the property, creating clearly defined seating and dining areas while remaining ideal for entertaining and everyday family life. French doors provide direct access to the rear garden, allowing plenty of natural light to fill the room.

The fitted kitchen offers an excellent range of worktop and cupboard space, making it a practical area for meal preparation. Completing the ground floor is a convenient WC located adjacent to the garage store, adding further



practicality for busy households.

## LIVING ROOM/DINING ROOM

15' 9" x 18' 3" (4.8m x 5.56m)

## WC

4' 9" x 4' (1.45m x 1.22m)

## KITCHEN

9' 5" x 12' (2.87m x 3.66m)

## FIRST FLOOR

The first floor landing provides access to three bedrooms, a study and the family bathroom. The principal bedroom is a generous double, while the second and third bedroom also offer comfortable double accommodation.

The study provides flexibility for use as a nursery or study.

The family bathroom is fitted with a bath, wash hand basin and WC, serving all four bedrooms.

## BEDROOM ONE

12' 4" x 10' 3" (3.76m x 3.12m)

## BEDROOM TWO

7' 6" x 12' 4" (2.29m x 3.76m)

## BEDROOM THREE

9' x 10' 1" (2.74m x 3.07m)

## BEDROOM FOUR

4' 6" x 7' 4" (1.37m x 2.24m)

## BATHROOM

7' 6" x 7' 9" (2.29m x 2.36m)

## THE REAR

The enclosed rear garden has been designed for both relaxation and family enjoyment, featuring a paved patio that provides an ideal seating area for outdoor dining and entertaining. Steps lead up to a generous lawn, creating plenty of space for children to play or for keen gardeners to personalise.

Bounded fencing provides privacy, while the combination of patio and lawn offers a balance of low maintenance and usable outdoor living space throughout the year.

## GARAGE STORE

8' 6" x 12' 3" (2.59m x 3.73m)



ANTI MONEY LAUNDERING

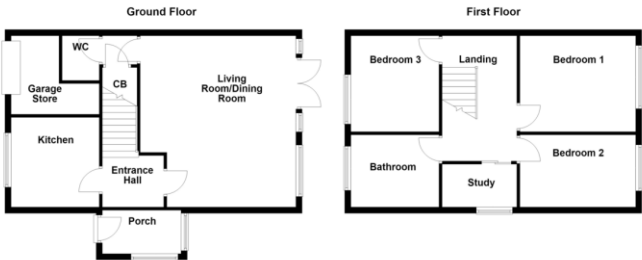
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold/leasehold 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             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 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