

ROYSTON & LUND



Potters Lane, Polesworth, Tamworth

£595,000

- Spacious Six Bedroom Detached
- Multiple En-suites
- Conservatory
- Council Tax Band - E
- Generous Ground Floor Bedroom Space
- Curved Bay Windows
- Double Garage / Off-Road Parking
- Living Room French Doors
- Ground Floor Wet Room
- EPC Rating - D

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Royston & Lund are delighted to present this spacious six-bedroom detached home, offering plenty of room for family living.

Stepping through the porch and into the bright, airy hallway, you're welcomed with a sense of space and comfort. To the left, the dining room, featuring a fireplace and a curved bay window that fills the room with natural light. Next, the living room also includes a fireplace and elegant French doors that open onto the garden.

Straight ahead, the well-appointed kitchen includes a gas range oven and stylish neutral cabinetry, offering both function and a timeless look. Just off the kitchen is a handy utility room, with access to a spacious garage, providing additional storage or parking options.

Towards the rear of the property is a generously sized bedroom with its own conservatory with further access to the garden and a wet room, making it ideal for guests or multi-generational living.

Upstairs, you'll find five further bedrooms. Three of the rooms benefit from their own en-suites, whilst one benefits from an additional curved bay window. Additionally, a family bathroom is found centralised on the landing.

Outside, the rear garden features a decked area overlooking a neatly kept lawn with mature trees, ideal for outdoor dining or play. At the front, there's a combination of paving, lawn, and shrubs, with parking space for up to four vehicles.



Council Tax Band: E







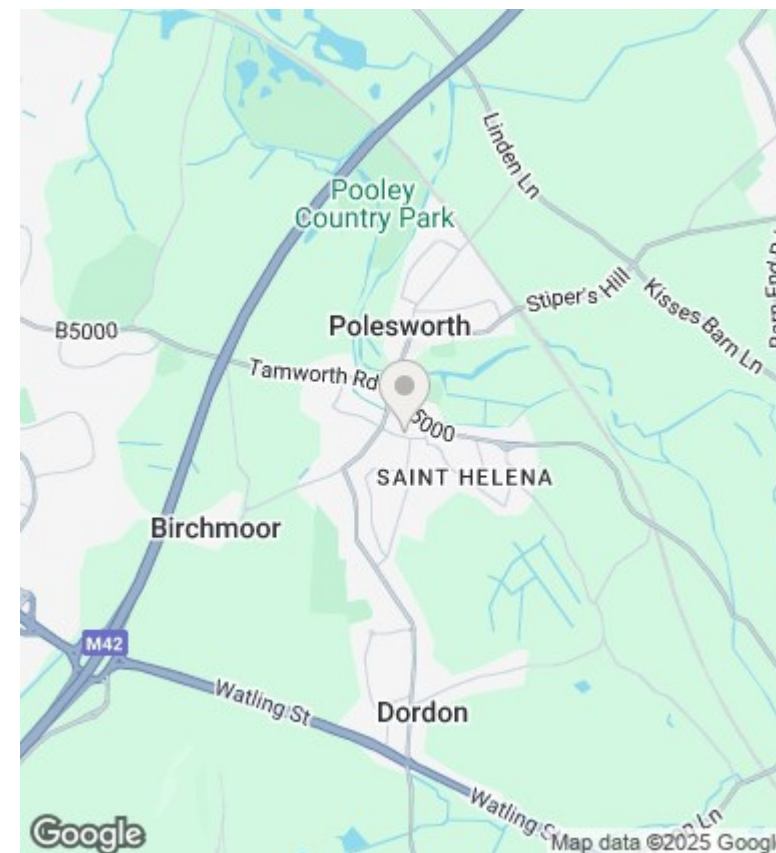
Total area: approx. 221.4 sq. metres (2383.3 sq. feet)

Viewings

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

Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
EU Directive 2002/91/EC		
England & Wales		