

# SUPERIOR HOMES

# ROYSTON & LUND



# 44 Common Lane

Polesworth | B78 1LS

£489,000

Set back down a long private shared driveway, this three-bedroom detached home is thoughtfully arranged across three floors, offering a highly versatile and practical layout suited to a range of lifestyles.

Entered via a porch, the property opens into an inviting and cosy living room, centred around an electric heated fireplace that creates a warm focal point. Beyond this lies a well-appointed kitchen with ample worktop space and cabinetry, featuring integrated appliances including a dishwasher, fridge-freezer, and a gas hob with oven. French doors lead directly from the kitchen into the garden, seamlessly connecting indoor and outdoor living.

Also on this level are two bedrooms and a modern wet room, making the layout particularly useful for multi-generational living or for those seeking ground-floor accommodation.

The upper floor is dedicated to a third bedroom, filled with natural light from multiple Velux windows, along with a bathroom finished to mirror the wet room's sandstone tiling, creating a cohesive feel.

The basement level offers full-width storage space and access to the integral garage. This area is full of potential and could be converted into additional living accommodation, a home office, gym, or hobby space.

The rear garden is spacious and well maintained, with excellent side access. It features a neat blend of paved areas bordered by wooden sleeper beams, raised sections, and a variety of plants alongside established mature trees, creating a private and attractive outdoor space. The property also benefits from generous parking.





- Three Bedroom Detached
- Three Versatile Floors
- Ample Size Living Room with Heated Electric Fireplace
- Integrated Kitchen Including Dishwasher / Fridge-Freezer
- Ground Floor Wet Room
- Ground Floor Bedrooms and First Floor Bedroom
- Basement with Generous Space / Integrated Garage
- Long Shared Private Driveway / Great Garden Space
- Freehold Property
- EPC Rating - C / Council Tax Band - D





(Shared Driveway  
up to Gate)





R  
&L



This property is well positioned within an established village setting that offers a wide range of everyday amenities. Polesworth High Street is within easy reach and provides a selection of local shops, including convenience stores, a Co-operative supermarket, a post office, pharmacy, and a variety of independent retailers. There are several pubs, cafés, and takeaways nearby, offering social and dining options without the need to travel far.



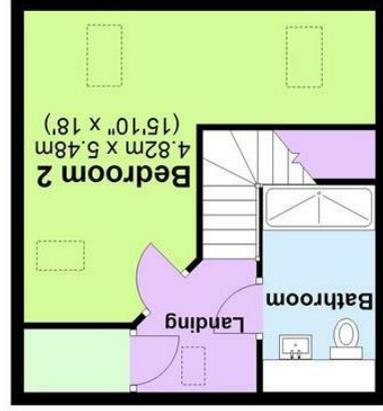
Healthcare needs are well catered for with a local GP surgery and pharmacy close by, while families benefit from access to well-regarded primary and secondary schools in the area, including The Polesworth School. For commuters, Polesworth railway station is under a mile away, providing rail links to surrounding towns and cities, and the area also benefits from good road connections to Tamworth and the wider motorway network.



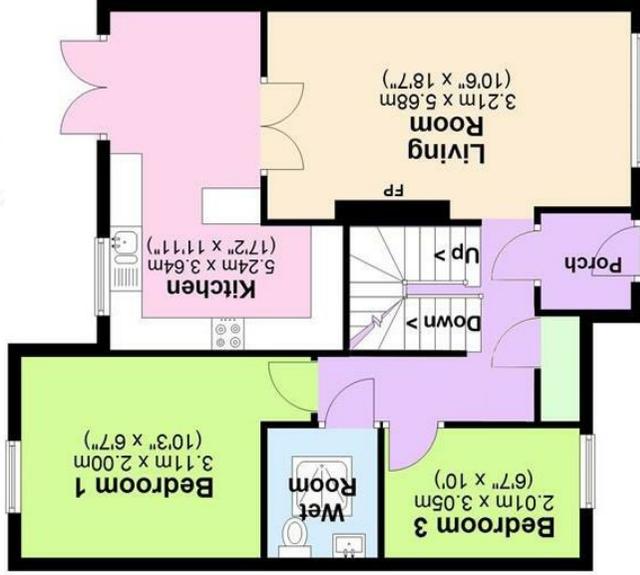
For more extensive shopping and leisure facilities, Tamworth town centre, Ventura Retail Park, and Ankerside Shopping Centre are all a short drive away, offering supermarkets, high-street brands, restaurants, cinema, and leisure facilities.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

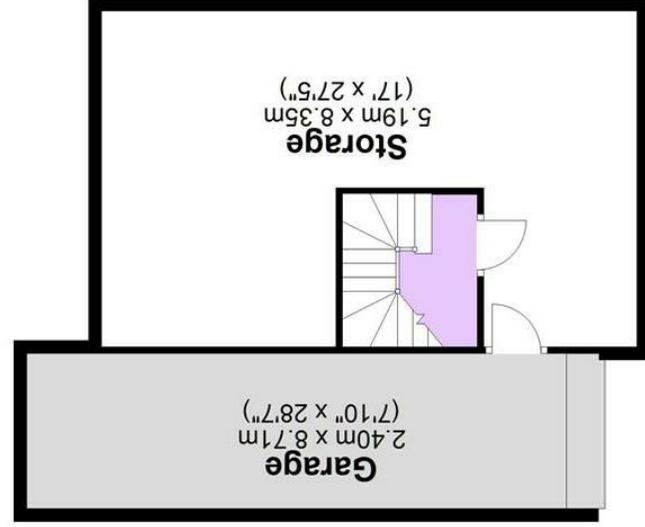
Total area: approx. 167.2 sq. metres (1799.7 sq. feet)



First Floor  
Approx. 32.3 sq. metres (347.7 sq. feet)



Ground Floor  
Approx. 69.9 sq. metres (752.4 sq. feet)



Basement  
Approx. 65.0 sq. metres (699.7 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20) G	(21-38) F	(1-20) G	(21-38) F
(39-54) E	(55-68) D	(39-54) E	(55-68) D
(69-80) C	(81-91) B	(69-80) C	(81-91) B
(92 plus) A		(92 plus) A	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
77	81		

EPC

