

# ROYSTON & LUND



## Station Road, Polesworth, Tamworth

£475,000

- Three Bedroom Detached
- Spacious Living Room
- Garage and Workshop
- Council Tax Band - D
- Large Plot of Land
- Fitted Wardrobes Throughout
- Freehold Property
- Big Open-Plan Kitchen/Diner
- Shower Room / Ground Floor WC
- EPC Rating - D

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# 34 Station Road, Tamworth B78 1BQ

This impressive three-bedroom detached residence is approached via a porch leading into a wide and inviting entrance hall. To the left, an elegant living room offers generous proportions, centered around a striking fireplace and enhanced by a charming walk-in bay window that floods the space with natural light.

Directly ahead lies the true heart of the home – a superb open-plan kitchen and dining area, beautifully designed with an extensive range of cabinetry and ample worktop space, complete with a range cooker, making it ideal for both everyday living and entertaining. Patio doors open seamlessly onto a raised decking area, providing the perfect spot to enjoy views across the spacious garden. The outdoor space is further complemented by a detached garage and workshop, equipped with both three-phase and single-phase power, ideal for enthusiasts or home businesses. Ample off-road parking is available for multiple vehicles. A convenient ground-floor WC completes the downstairs layout.

Upstairs, there are three well-proportioned bedrooms, all benefiting from fitted wardrobes, along with a stylish shower room positioned to the front of the property. The principal bedroom is a particular highlight, featuring a walk-in wardrobe that mirrors the generous proportions of the living room below, creating a luxurious and practical retreat.

This property is close to the village centre with many amenities nearby. There is a GP surgery, pharmacy, and schools including Nethersole C of E Academy, Birchwood Primary School, and The Polesworth School. Polesworth railway station is also just a few minutes away for easy transport links.



Council Tax Band: D

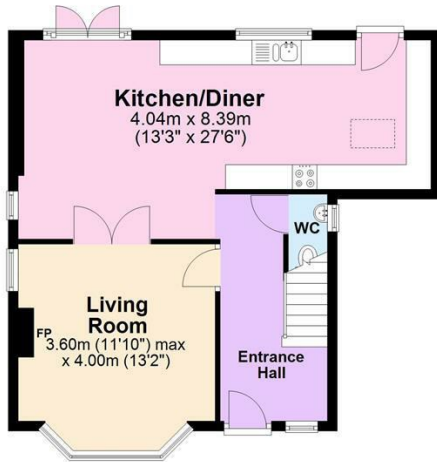




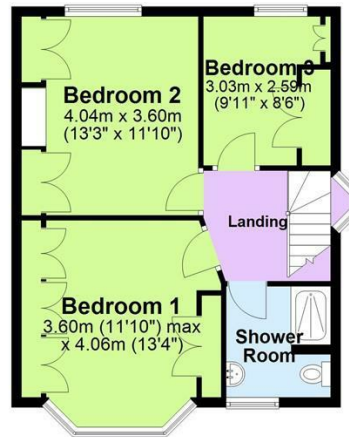




**Ground Floor**  
Approx. 86.6 sq. metres (932.2 sq. feet)



**First Floor**  
Approx. 49.2 sq. metres (529.4 sq. feet)



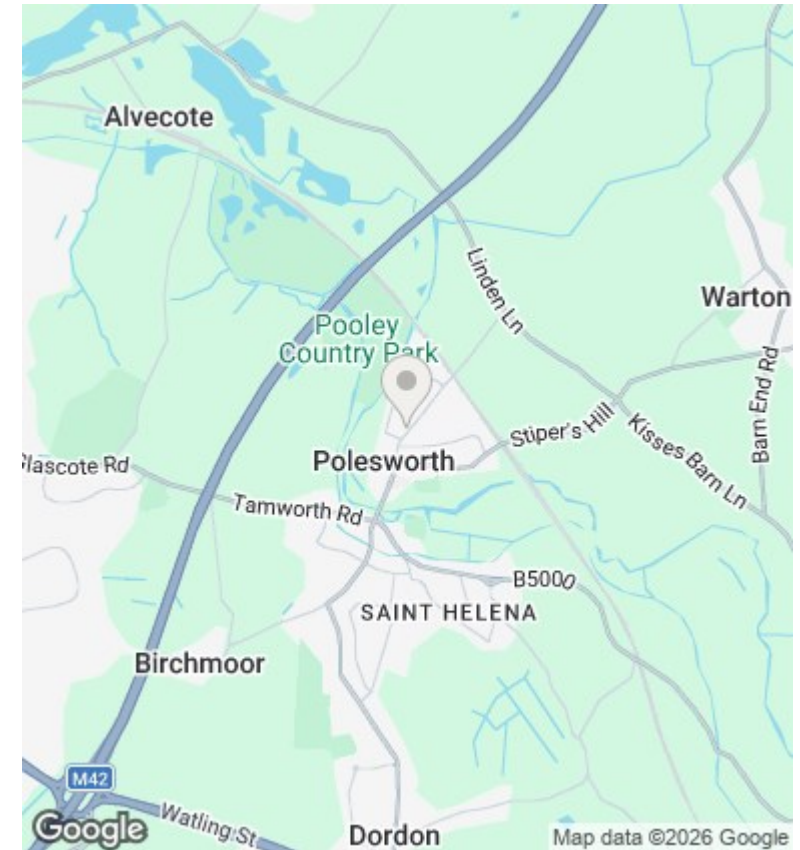
Total area: approx. 135.8 sq. metres (1461.6 sq. feet)

## Viewings

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

## Council Tax Band

D



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 72        |
| (55-68) <b>D</b>                            | 58      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |