



Coronation Avenue

Mile Oak, Tamworth, Staffordshire, B78 3NW

Offers Over £229,950

# Property Features

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- Recently Refurbished and Spacious Semi Detached Property
- No Chain
- Entrance Hall
- Lounge
- Kitchen/Dining Area
- Pantry, Utility Room
- Three Bedrooms
- Modern Family Bathroom
- Tarmacadam Driveway
- Internal Viewing is Considered Essential

## Full Description

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Taylor Cole Estate Agents are pleased to bring to market this recently refurbished and spacious semi detached property which as well as offering superb internal space, boasts off road parking facilities and immaculately kept gardens, with the property itself briefly comprising: entrance hall, lounge, kitchen/dining area, utility room, pantry, three bedrooms, modern family bathroom, tarmacadam driveway. Early internal viewing is considered essential. No chain.

Situated upon this popular and well established development, this superb renovated home offers close proximity to local schooling, shopping amenities and commuter links. This wonderful property is positioned behind its own tarmacadam driveway with well maintained fore garden adjacent which presents the opportunity for further off road parking if required, with a continuing path leading to the utility side entrance gate for convenience, or the front entrance door which provides access to the entrance hall.

### ENTRANCE HALL

Accessed via the obscure UPVC front entrance door with matching window adjacent, staircase off to the first floor landing with storage cupboard beneath, ceiling light point, radiator, wall socket, modern wood grain effect flooring, door into:

### KITCHEN/DINING AREA

17' 11" x 12' 7" (max) (5.46m x 3.84m)

Offering an excellent matching range of base and wall units with integrated 'Siemens' dishwasher, built-in 'Lamona' oven with four ring 'Lamona' hob, tiled splashback and extractor hood over, square edge stone effect working surfaces, inset stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled up-stands, dual aspect UPVC



double glazed windows to both the front and rear, ceiling downlighters, floor space for free standing dining room table, radiator, modern wood grain effect flooring, door into:

#### UTILITY ROOM

7' 2" x 6' 8" (2.18m x 2.03m)

Having a square edge stone effect laundry working surface with inset stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled up-stands, recess and plumbing for washing machine, recess and point for tumble dryer, dual aspect doors providing access to both the front driveway and rear patio, ceiling light point, wall socket, radiator, modern wood grain effect flooring, separate door into the pantry offering excellent additional storage space and enclosing a ceiling light point and extractor fan.



#### LOUNGE

11' 1" x 10' 2" (3.38m x 3.1m)

This cosy retreat is situated to the rear of the property and has an outlook across the attractive rear garden through its UPVC double glazed window, with the room itself having a ceiling light point, radiator, wall sockets, modern wood grain effect flooring.



#### FIRST FLOOR LANDING

With newly laid carpeted flooring, loft hatch access, ceiling light point, wall socket, UPVC double glazed window to the front aspect, door into the airing cupboard enclosing the 'Vaillant' combination boiler, door into:

#### BEDROOM ONE

11' 8" x 9' 8" (3.56m x 2.95m)

The attractive double bedroom has a UPVC double glazed window to the rear, ceiling light point, radiator, wall socket, newly laid carpeted flooring.



#### BEDROOM TWO

11' 9" x 9' 5" (3.58m x 2.87m)

Again being a double bedroom and having wall socket, radiator, ceiling light point, UPVC double glazed window to the rear.

#### BEDROOM THREE

7' 11" x 8' 2" (2.41m x 2.49m)

This ideal third bedroom is perfect to be utilised as a single bedroom, nursery or home office, with the room itself having a UPVC double glazed window to the front aspect, radiator, wall socket, ceiling light point.



## FAMILY BATHROOM

5' 7" x 7' 10" (1.7m x 2.39m)

This modern and refitted bathroom boasts ceiling to floor tiled surround, with a matching three piece suite which comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, P-shaped bath with hot and cold mixer tap and shower fitment above with detachable hose, curved glass side screen, dual aspect UPVC double glazed windows to both the side and front, ceiling downlighters, extractor fan, modern upright column radiator, water resistant wood grain effect flooring.



## OUTSIDE

### REAR GARDEN

This well maintained rear garden is predominantly landscaped by way of its two slabbed paved patio areas and gravelled section, with a square lawn occupying the centre of the garden with borders surround presenting a variety of evergreens and shrubbery, along with pruned conifers to the right hand boundary, timber fencing to remaining boundaries.

### ANTI MONEY LAUNDERING

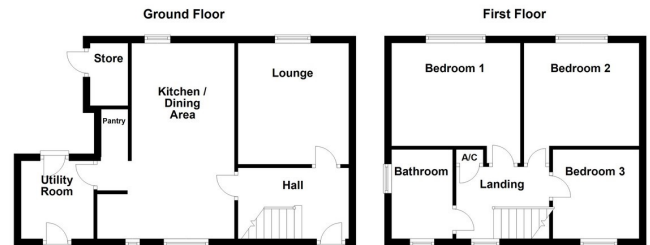
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### TENURE

We have been advised that this property is freehold, 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		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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