



Coronation Avenue

Polesworth, Tamworth, B78 1ED

Offers In Excess Of £130,000

# Property Features

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- Excellent Opportunity
- Entrance Hall
- Living Room
- Dining Room
- Fitted Kitchen
- Downstairs Shower Room & W/C
- Three Bedrooms
- Rear Garden
- Freehold
- Contact Our Office Today To Register For Our Block Viewings Appointments

## Full Description

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Taylor Cole Estate Agents are pleased to bring you this end terraced property located in the popular village of Polesworth. The three bedroom house presents an excellent opportunity for both investors and owner-occupiers who are looking for a 'blank canvas' to create their dream home or add to their investment portfolio.

This spacious property is set behind a lawned fore garden and on road parking. Internally, the through entrance hall provides access to the living room, dining room, kitchen, W/C and downstairs shower room. Leading from the stairs is the first floor landing and doors off to the three bedrooms. A rear is to the rear of the property.

### VIEWING APPOINTMENTS

Viewings are prior appointment with Taylor Cole Estate Agents and will be carried out in a 'block viewing' format, therefore limited to a set number of viewers per appointment block. To register for your appointment slot, contact Taylor Cole Estate Agents on the contact number provided

### 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.

### EPC

Pending



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Staffordshire  
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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		