



Grinham Avenue

Polesworth, Tamworth, Staffordshire, B78 1PS

£267,500

Property Features

- Impressive & Spacious Family Home
- Superb Finishes Throughout
- Inviting Reception Hallway
- Superb Family Lounge
- Brilliant Fitted Kitchen
- Magnificent Main Bedroom & En Suite
- Two Further Bedrooms
- Attractive Rear Garden
- Sought After Location
- Freehold, No Onward Chain

Full Description

Welcome to this beautifully spacious and highly attractive three-bedroom semi-detached home, nestled within one of Polesworth's most desirable, newly developed estates. With exquisite finishes spread across three expansive floors, this property makes an ideal choice for family living.

Upon arrival, a generous tarmacadam driveway welcomes you, providing ample parking and a refined approach to the home's front entrance.

GROUND FLOOR

Inside, a warm, inviting atmosphere awaits in the through reception hallway, which leads to a guest cloakroom, convenient storage cupboards, and stairs to the upper floors.

The superb kitchen at the front of the property is designed to meet modern living needs, featuring an array of stylish base units, integrated kitchen appliances, and ample space for freestanding dining furniture.

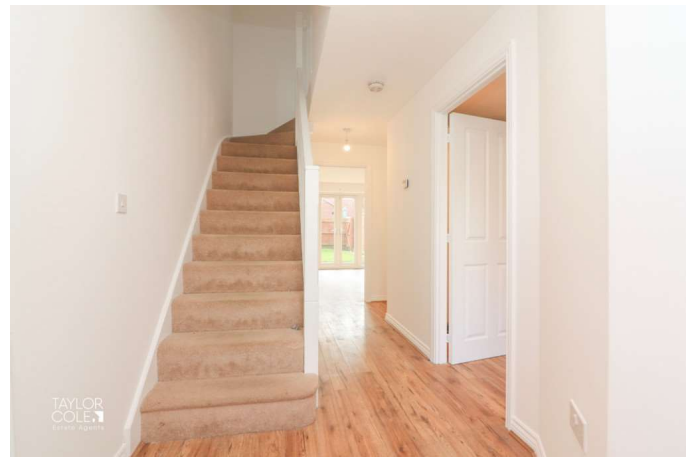
Toward the rear, a bright and spacious lounge with French doors opens onto the rear garden, seamlessly blending indoor and outdoor living.

RECEPTION HALL

16' 0" x 6' 2" (4.90m x 1.89m)

FAMILY LOUNGE

13' 10" x 12' 5" (4.23m x 3.80m)



FITTED KITCHEN

12' 5" x 8' 8" (3.81m x 2.66m)

GUEST CLOAKROOM

6' 2" x 3' 4" (1.89m x 1.03m)

FIRST FLOOR

The first floor offers two generously sized bedrooms, each providing flexibility for various living arrangements. A tastefully designed family bathroom on this level includes a quality three-piece suite with elegant tiled surrounds.



BEDROOM TWO

13' 1" x 12' 4" (4.22m x 3.76m)

BEDROOM THREE

9' 10" x 7' 0" (3.00m x 2.15m)

BATHROOM

7' 0" x 6' 2" (2.14m x 1.88m)

SECOND FLOOR

The top floor reveals the excellent main bedroom, complete with captivating vaulted ceilings and mirrored fitted wardrobes for ample storage. A combination of Velux and traditional windows fills this stunning room with natural light, while bespoke lighting fixtures create a serene ambience. This luxurious space is further enhanced by a sleek en suite bathroom, adding convenience and appeal to the main suite.



BEDROOM ONE

21' 11" x 13' 10" (6.70m x 4.22 (Max)m)

EN SUITE

7' 7" x 4' 7" (2.32m x 1.40m)

OUTSIDE

REAR GARDEN

Outside, the private rear garden is a true retreat, featuring vibrant lawns, a spacious slab-paved patio area, and secure timber fencing that ensures privacy-ideal for enjoying outdoor living with family and friends.



ANTI MONEY LAUNDERING

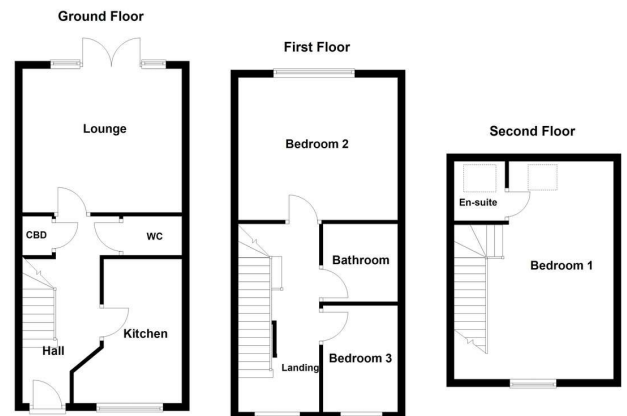
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		96 A
81-91	B	86 B	
69-80	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 and 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