



Coronation Avenue
Polesworth, Tamworth, B78 1ED

£239,950

Property Features

- Stunning End Terraced Family Home
- Tastefully Renovated Throughout
- Attractive Modern Finishes
- Family Lounge & Dining Room
- Beautifully Appointed
- Utility Room & Guest Cloakroom
- Three Superb Bedrooms
- Delightful Rear Garden
- Sought After Residential Location
- Freehold & No Onward Chain

Full Description

Discover a stunning, semi-detached family home that has been tastefully and meticulously renovated by its current owners. Nestled within a highly sought-after location, this property offers the perfect balance of style, comfort, and convenience, with a wealth of amenities just a short distance away.

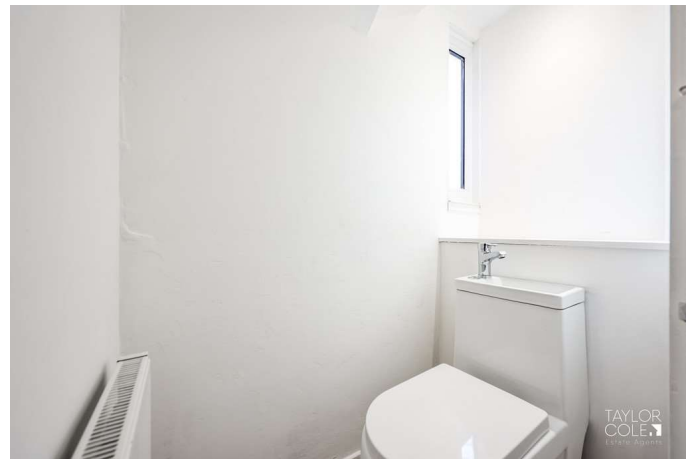
THE FORE

Approaching the home, an inviting facade is set behind a well-kept fore garden, flanked by a gravelled driveway promoting ample off road parking whilst a slab paved pathway leads to the front entrance door.

GROUND FLOOR

Upon entering, you are greeted by a bright and inviting entrance hall that sets the tone for the welcoming ambience carried throughout the home. The ground floor boasts a flexible and thoughtfully designed layout, featuring multiple reception areas. A spacious family lounge overlooks the front aspect, offering the ideal space to unwind, while a versatile dining room at the rear provides a perfect setting for family meals or entertaining guests.

The heart of the home lies in the beautifully appointed kitchen, seamlessly connected to a utility room. This space is bathed in natural light and showcases a range of attractive base units, roll-top work surfaces, and modern, integrated appliances, combining both functionality and elegance. Adding a touch of practicality, a guest cloakroom accessed via the entrance hall completes the ground floor.



LIVING ROOM

13' 9" x 12' 1" (4.19m x 3.68m)

DINING ROOM

9' 5" x 12' 5" (2.87m x 3.78m)

KITCHEN

11' 8" x 5' 8" (3.56m x 1.73m)

UTILITY ROOM

5' 4" x 5' 3" (1.63m x 1.6m)

BOOT ROOM / LEAN-TO

8' 8" x 3' 3" (2.64m x 0.99m)

GUEST CLOAKROOM

2' 7" x 5' 1" (0.79m x 1.55m)

FIRST FLOOR

Upstairs, the property continues to impress with three generously sized bedrooms, each offering flexible living arrangements to suit your needs. The sleek family bathroom, finished to a high standard, features a matching three-piece suite and quality tiled surrounds, adding a contemporary touch to the home.

BEDROOM ONE

9' 9" x 12' 3" (2.97m x 3.73m)

BEDROOM TWO

7' 4" x 12' 1" (2.24m x 3.68m)

BEDROOM THREE

10' 7" x 8' 2" (3.23m x 2.49m)

FAMILY BATHROOM

6' 6" x 6' 1" (1.98m x 1.85m)

REAR GARDEN

The charm extends outdoors, where the rear garden presents a tranquil retreat. A well-proportioned gravelled area is perfect for seating and entertaining, while the neatly manicured lawn provides additional space for relaxation or play. The plot is securely enclosed with timber fencing, offering both privacy and peace of mind.



ANTI MONEY LAUNDERING

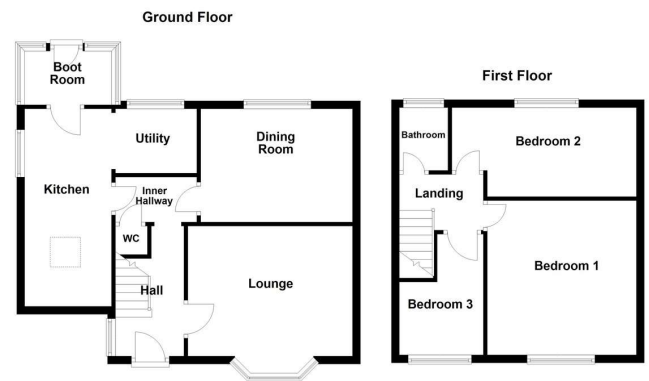
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



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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 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.