



Coronation Avenue, Polesworth, Tamworth

burchell
edwards

Coronation Avenue, Polesworth, Tamworth, B78 1ED

for sale offers in excess of
£240,000



Property Description

Situated on the popular Coronation Avenue, this well-presented three-bedroom terraced home offers spacious and versatile accommodation throughout, complemented by off-road parking and a particularly generous rear garden. Ideal for first-time buyers, young families and those seeking additional living space, the property combines character, practicality and convenience in equal measure.

The property enjoys easy access to local amenities, schools, transport links and nearby green spaces, making it an excellent choice for a wide range of buyers.

Ground Floor

The property is entered via a welcoming porch and entrance hall which provides access to the main living accommodation. To the front of the home, the comfortable living room offers an ideal space for relaxation and everyday family life. Beyond this, the fitted kitchen provides ample storage and worktop space and leads through to an impressive family room at the rear. Enjoying views of the garden and offering flexibility for dining, entertaining or additional sitting space, this room forms the heart of the home. A useful pantry provides valuable storage, while a separate study offers excellent space for home working, hobbies or children's homework. Completing the ground floor is a convenient guest WC.

First Floor

The first floor features three well-proportioned bedrooms. The principal bedroom is a spacious double room, while the second bedroom also offers excellent proportions and flexibility. The third bedroom is ideal as a children's room, guest bedroom or home office. A family bathroom serves all three bedrooms and is fitted with a modern suite.

Outside

Externally, the property benefits from off-road parking and a substantial rear garden, providing plenty of space for outdoor entertaining, children's play areas, gardening enthusiasts or future landscaping opportunities.

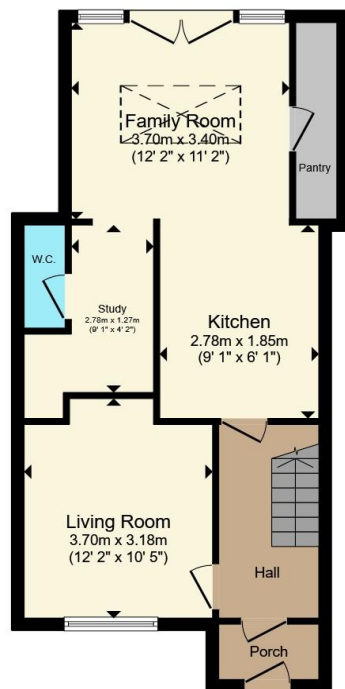
Note To Buyers

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

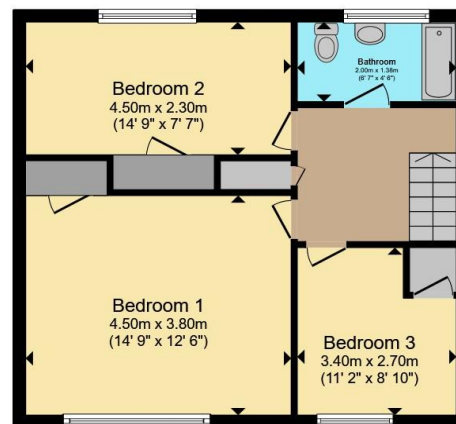








Ground Floor



First Floor

Total floor area 101.1 m² (1,089 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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1 Bolebridge Street
 TAMWORTH B79 7PA

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM207859



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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