



Grinham Avenue
Polesworth, Tamworth, B78 1PS

£269,500

Property Features

- Delightful Semi-Detached Family Home
- Set Across Three Spacious Floors
- Welcoming Reception Hall
- Superb Lounge/Dining Room
- Modern Breakfast Kitchen
- Wonderful Main Bedroom & En Suite
- Two Further Bedrooms
- Attractive Family Bathroom
- Pleasant Rear Garden
- Freehold & Close to Commuter Links

Full Description

Welcome to this stylish and charming three-bedroom semi-detached home, situated within one of Polesworth's most sought-after and recently established estates. This impressive property showcases exceptional finishes across three expansive floors, making it an ideal choice for modern family living.

As you approach, a generous tarmac driveway provides ample parking and leads to the front entrance, setting a welcoming tone.

GROUND FLOOR

Upon entering, you're met with an inviting and cosy ambience. The airy reception hallway grants access to a handy guest cloakroom, the staircase to the first-floor landing, and multiple storage options, ensuring practicality is at the heart of this home.

The elegant kitchen, positioned at the front of the house, is perfectly tailored for contemporary living. It boasts a wealth of storage, sleek base units, integrated appliances, and space for a freestanding dining set, offering both style and functionality.

FAMILY LOUNGE

13' 10" x 12' 7" (4.22m x 3.84m)

BREAKFAST KITCHEN

12' 4" x 8' 9" (3.76m x 2.67m)

GUEST CLOAKROOM

6' 1" x 3' 4" (1.86m x 1.04m)



FIRST FLOOR

The first floor comprises two of the three bedrooms, each offering well-proportioned spaces suitable for flexible living arrangements. A most pleasant family bathroom on this floor features a tasteful three-piece suite with quality tiled surrounds.

BEDROOM TWO

13' 10" x 12' 7" (4.22m x 3.84m)

BEDROOM THREE

9' 6" x 7' 1" (2.92m x 2.17m)

BATHROOM

7' 1" x 6' 2" (2.17m x 1.89m)

SECOND FLOOR

Ascending to the second floor, you will find the excellent main bedroom characterised by captivating vaulted ceilings. This spacious room allows for a host of bedroom furnishings and bespoke lighting fixtures. A range of 'Velux' and traditional windows invite natural light, creating a truly superb space. The bedroom is further enhanced by a sleek en suite bathroom, adding to the functionality and appeal of the home.

BEDROOM ONE

22' 2" x 13' 10" (6.78m x 4.23m)

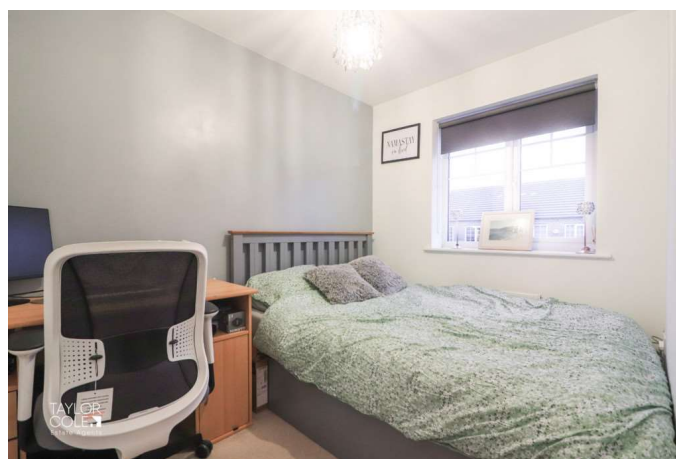
EN SUITE

7' 6" x 4' 7" (2.31m x 1.41m)

OUTSIDE

REAR GARDEN

Outside, the property offers a delightful and low-maintenance approach. The harmonious composition of slab-paved and pebbled areas promotes an array of external seating options, with the plot being enveloped by secure timber fencing, ensuring privacy and security.



ANTI MONEY LAUNDERING

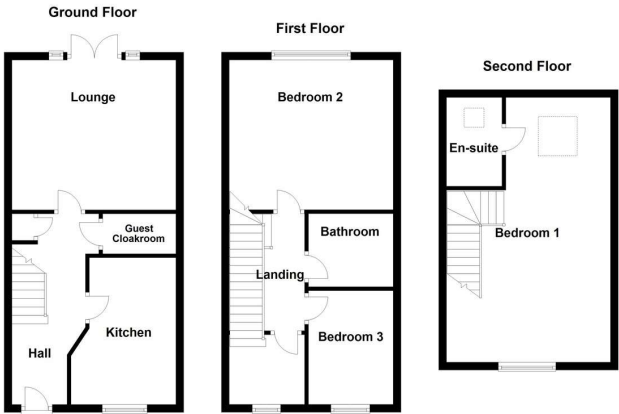
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		95 A
81-91	B	85 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 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