



Field Close

Kettlebrook, Tamworth, Staffordshire, B77 1BW

£235,000

# Property Features

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- Immaculately Presented Mid Terraced Residence
- Entrance Hall
- Lounge
- Open Aspect Kitchen/Dining Area
- Guest Cloakroom
- Master Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Attractive Rear Garden
- Tandem Driveway

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented and deceptively spacious mid terraced residence which occupies a private position within this pleasant and popular cul-de-sac. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, open aspect kitchen/dining area, guest cloakroom, master bedroom with en-suite, two further bedrooms, family bathroom, attractive rear garden, garage, tandem driveway. Internal viewing is considered essential.

This modern family home is only a short distance away from local schooling, shopping amenities and commuter links, with the property itself set behind a low maintenance slate chipped fore garden, a tandem tarmac driveway provides access to the up and over garage door located to the side of the property, and a slabbed paved path provides access to the secure front entrance door with a canopy storm porch over.

### ENTRANCE HALL

Accessed via the secure front entrance door and having a ceiling light point, wall socket, telephone connection point (subject to regulations), radiator, inset brushed doormat, door into:

### LOUNGE

11' 9" x 13' 10" (3.58m x 4.22m)

With a UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall sockets, TV connection point, superb floor space for free standing lounge furniture, door into:

### OPEN ASPECT KITCHEN/DINING AREA

15' 3" x 11' 6" (4.65m x 3.51m)

Positioned to the rear of the property, this modern open aspect room is perfect for modern day living requirements, with the kitchen area having a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for tumble dryer, recess and point for free standing fridge/freezer, built-in double oven with four ring gas hob, tiled splashback and extractor hood over, roll top working surfaces with inset stainless steel sink



and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, matching range of wall units offering further storage space, UPVC double glazed window overlooking the rear garden, extractor fan, ceiling light point, wall mounted 'Ideal' boiler, quality wood grain effect flooring, open aspect into the dining area with superb floor space for free standing dining room table, ceiling light point over, radiator, wall socket, UPVC double glazed French doors opening out to the rear patio.

#### GUEST CLOAKROOM

This attractive matching suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, half tiled surround, ceiling light point, extractor fan, radiator, wood grain effect flooring.



#### FIRST FLOOR LANDING

Accessed via the staircase within an inner hallway enclosing ceiling light point, landing with wall socket, ceiling light point, loft hatch access, door into the overstairs storage cupboard enclosing towel shelving unit and pre-lagged hot water tank, door into:

#### MASTER BEDROOM

12' 0" (max)" x 10' 4" (3.66m x 3.15m)

This double bedroom offers superb floor space for free standing double bed, ceiling light point, radiator, wall sockets, built-in wardrobe enclosing hanging rail and shelving unit, UPVC double glazed window overlooking the rear garden, door into:



#### EN-SUITE

4' 10" x 8' 4" (1.47m x 2.54m)

This matching suite comprises of a pedestal hand wash basin with hot and cold taps over, close coupled WC, walk-in shower unit with shower fitment enclosed, ceiling to floor tiled surround and glass folding side screen, obscure UPVC double glazed window to the rear, ceiling light point, radiator, shaver socket, tile effect water resistant flooring.



#### BEDROOM TWO

8' 1" x 10' 5" (2.46m x 3.18m)

Again being a double bedroom and having a UPVC double glazed window to the front aspect, ceiling light point, radiator, wall socket.

#### BEDROOM THREE

7' 0" x 7' 0" (2.13m x 2.13m)

Currently being utilised as a nursery, this well proportioned third bedroom is perfect as a home office or single bedroom, and boasts UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall socket.

#### FAMILY BATHROOM

8' 0" x 5' 11" (2.44m x 1.8m)

This attractive white suite comprises of a pedestal hand wash basin with hot and cold taps over and tiled splashback, close coupled WC, panelled bath with hot and cold mixer tap and tiled surround, ceiling light point, extractor fan, radiator, tile effect water resistant



flooring.

## OUTSIDE

### ATTRACTIVE REAR GARDEN

Having a slabbed paved patio area offering superb outdoor seating and entertainment space, the rear garden has a neat lawned area occupying the centre of the garden with borders adjacent, continuing slabbed paved path leading to the side aspect which in turn provides access to the rear of the garage, to the rear of the garden there is a bark chipped border with external power socket and external cold water supply, timber fencing to all party boundaries and rendered wall to the rear.



### GARAGE

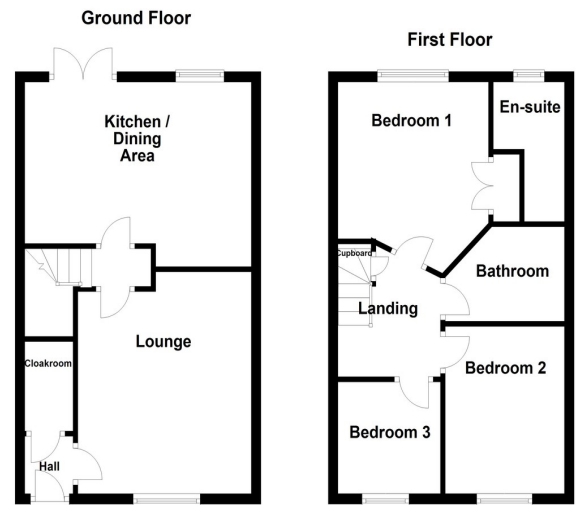
Accessed via the up and over garage door from the tarmac driveway, the garage provides ample off road parking facilities or additional storage space, with a door leading to the rear garden, ceiling light point, wall sockets.

### 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 01827 311412



Awaiting EPC

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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