



Tamworth Road

Kettlebrook, Tamworth, Staffordshire, B77 1BY

£195,000

Property Features

- Spacious Semi Detached Residence
- Entrance Porch
- Reception Hallway
- Lounge/Dining Room
- Kitchen
- Three Double Bedrooms
- Bathroom
- Garage, Driveway
- Rear Garden
- Immediate Possession is Available

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this spacious semi detached residence situated within this highly popular residential location. The property has benefits to include both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, reception hallway, lounge/dining room, kitchen, three double bedrooms, bathroom, garage, driveway, rear garden. The property does require some modernisation and redecoration but offers enormous potential. Viewing is strongly recommended. Immediate possession is available.

This three bedroom semi detached home occupies an excellent position within this desirable location, with the property itself being set behind a full width driveway with shaped raised border containing a variety of evergreen shrubbery, the driveway itself provides ample off road parking facilities along with access to the garage, side garden gate and front entrance with external courtesy lighting and a double glazed front door.

ENTRANCE PORCH

Having a tiled floor and glazed front door leading through to:

RECEPTION HALLWAY

The hallway has a staircase leading off to the first floor landing, ceiling light point, large built-in understairs storage cupboard, radiator, door to garage, doors to:

LOUNGE/DINING ROOM

18' 8" x 11' 4" (5.70m x 3.46m)

This full width room has a brick fireplace with gas fire, two ceiling light points, two radiators, TV aerial socket, French doors leading to:



LEAN-TO

12' 0" x 6' 3" (3.67m x 1.92m)

Being of aluminium construction and with a wall light point, door leading to garden.

KITCHEN

8' 9" x 7' 5" (2.67m x 2.27m)

Fitted with a range of matching base units and drawers with roll top working surfaces over, inset single drainer stainless steel sink unit with hot and cold mixer tap, space and point for gas cooker, recess and plumbing for automatic washing machine, additional range of wall cupboards, UPVC double glazed windows to the front and side, ceiling strip light point, additional downlighters, wall mounted 'Vaillant' boiler.

FIRST FLOOR LANDING

With an obscure UPVC double glazed window to the side, access to loft, ceiling light point, doors to:

BEDROOM ONE

11' 5" x 10' 0" (3.49m x 3.05m)

This double bedroom has a UPVC double glazed window overlooking the rear garden, range of fitted wardrobes, ceiling light point, radiator.

BEDROOM TWO

14' 5" x 8' 5" (4.40m x 2.59m)

A further double bedroom with a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.

BEDROOM THREE

9' 6" x 9' 1" (2.91m x 2.79m)

Having a UPVC double glazed window to the front, ceiling light point, radiator.

BATHROOM

9' 3" x 6' 0" (2.83m x 1.84m)

Comprising of a white suite of panelled bath with shower fitment over, WC and pedestal wash hand basin, obscure UPVC double glazed window to the front, radiator, ceiling light point, built-in airing cupboard housing the hot water tank.



OUTSIDE

GARAGE

15' 10" x 7' 5" (4.83m x 2.27m)

Having a metal up and over entrance door, ceiling light point, power points, door to hallway.

REAR GARDEN

This mature rear garden has a paved pathway from the side entrance gate with a brick built store, and a block paved patio across the rear elevation, a pathway extends towards the rear of the garden which is mainly laid to lawn with mature shaped borders to both sides, towards the rear of the garden is a further block paved seating area and hard standing housing both garden shed and garden greenhouse, and the garden is bound on all sides by timber fencing.



ANTI MONEY LAUNDERING

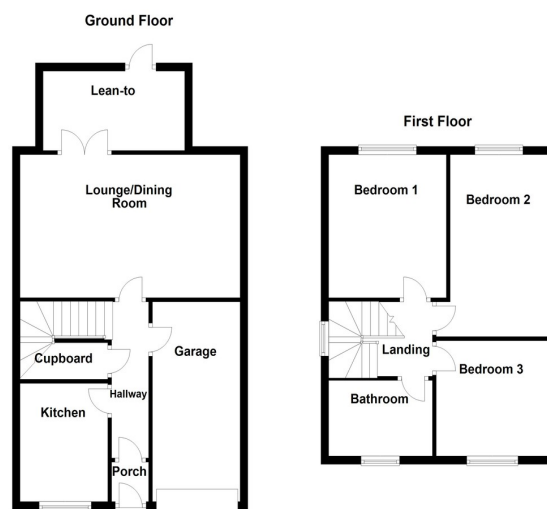
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
81-91	B		
69-80	C		76 C
55-68	D	58 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