



Field Close

Kettlebrook, Tamworth, Staffordshire, B77 1BW

Offers in the Region of £425,000

Property Features

- Outstanding Executive Detached Home
- Breakfast Kitchen
- Cosy Lounge
- Orangery
- Guest Cloakroom
- Master Bedroom with En-Suite
- Carport & Garage
- Immaculately Presented Rear Garden
- Freehold
- Internal viewing is considered essential

Full Description

Taylor Cole Estate Agents are thrilled to present this outstanding executive detached family home located in this popular cul-de-sac. The property boasts high finishing throughout, UPVC double glazing and gas fired central heating with accommodation briefly comprising of; Through entrance hall, breakfast kitchen, cosy lounge, orangery, guest cloakroom, master bedroom with en suite, three further bedrooms, family bathroom, carport and garage, low maintenance rear garden and garden room. Internal viewing is considered essential.

This most superb four bedroom detached family home is conveniently located only a short distance away from local schooling, shop amenities and commuter links, with the property itself having an attractive and modern frontage with plum slate boarders and remote control up and over garage door leading to the through carport. The secure composite front entrance door is positioned beneath a canopy storm porch.

THROUGH ENTRANCE HALL

Access via the secure composite front entrance door with obscure UPVC double glazing, two ceiling light points, a modern upright column radiator, wall sockets and telephone connection point, stairs off to first floor landing, hall storage cupboard enclosing cloak hook facilities, obscure double glazed composite door leading to the carport. Modern woodgrain effect flooring and glass panelled door into;

BREAKFAST KITCHEN

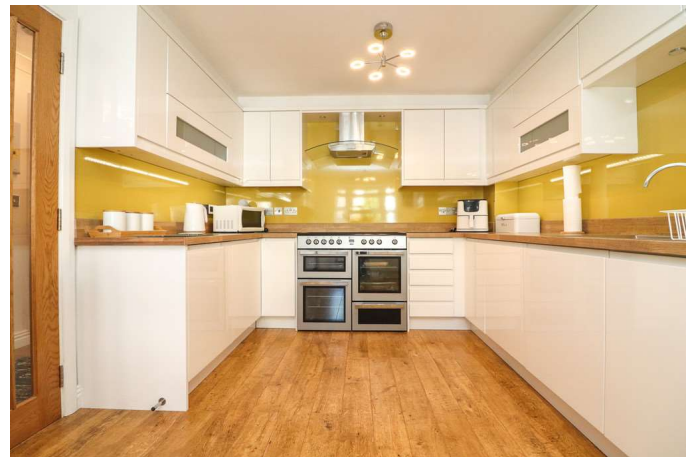
16' 9" x 10' 00" (5.11m x 3.05m)

The modern and immaculately presented breakfast kitchen area consists of a matching range of handle-less white gloss base units and draws, integrated fridge, integrated freezer, integrated dishwasher, recess and plumbing for washing machine, recess and point for free standing range cooker with splashback and extractor hood over, square working surfaces with inset stainless steel sink and drainage, hot and cold mixer tap over, complimentary upstands, a matching range of white gloss handleless wall units with undermount lighting, offering further storage space, fitted wine rack, two ceiling light points, wall sockets, a continuing breakfast bar with chair recess beneath, radiator, UPVC double glazed bow window overlooking the front aspect and quality woodgrain effect flooring.

LOUNGE

11' 7" x 17' 6" (3.53m x 5.33m)

The cosy lounge offers superb floor space for freestanding lounge furniture and has a feature gas fire display set within chimney recess with lintel surround, tiled backdrop and granite hearth, two UPVC double glazed windows to the side aspect, two ceiling light points, radiator, wall sockets,



quality wood grain effect flooring and UPVC double glazed sliding doors into;

ORANGERY

12' 11" x 14' 1" (3.94m x 4.29m)

This superb additional sitting room overlooks the stunning rear garden through its double glazed windows and is constructed of brick and UPVC and two double glazed Velux windows, superb floor space for both sitting and dining furniture, wall mounted electric heaters, an upright modern column radiator, fitted air conditioning unit, grain effect flooring and UPVC double glazed french doors opening out to the rear garden.

GUEST CLOAKROOM

This matching suite comprises of a hand wash basin with hot and cold mixer tap over and toiletry storage beneath, a closed coupled WC set within vanity units with further toiletry storage draws adjacent, ceiling light point, obscure UPVC double glazed window to the side, a modern upright column radiator and woodgrain effect flooring.

FIRST FLOOR LANDING

Having the loft hatch access, two ceiling light points, UPVC double glazed window to the rear, radiator, wall sockets, door into the airing cupboard enclosing the hot water system and linen shelving above, door into the boiler cupboard enclosing the 'Ideal' boiler and further storage facilities and door into;

BEDROOM ONE

15' 10" x 9' 9" (4.83m x 2.97m)

The spacious master bedroom provides wonderful floorspace for freestanding bedroom furniture, a built-in wardrobe enclosing hanging rails and shelving units with triple ceiling to floor sliding doors, obscure UPVC double glazed window to the rear, radiator, wall sockets, ceiling light point and door into;

ENSUITE

This three piece suite comprises of a walk in shower with closed shower fitment, glass side screen and sliding glass doors, closed coupled WC, hand wash base with hot and cold mixer tap over, toiletry storage beneath, obscure UPVC double glazed window to the side, ceiling light point, extractor fan, radiator and quality woodgrain effect flooring.

BEDROOM TWO

12' 1" x 10' 7" (3.68m x 3.23m)

Providing ample floor space for freestanding double bed and having triple built in wardrobes all offering hanging rails and shelving units, ceiling light point, radiator, wall sockets and UPVC double glazed window to the front aspect.

BEDROOM THREE

11' 0" x 12' 2" (3.35m x 3.71m)

Being a double bedroom and having a ceiling light, radiator, wall sockets, UPVC double glazed window to the front aspect and fitted wardrobes enclosing hanging rail and shelving units.

BEDROOM FOUR

7' 8" x 6' 11" (2.34m x 2.11m)

The fourth bedroom has a ceiling light point, radiator, wall socket and telephone connection points.



BATHROOM

Fitted with a matching suite of close coupled WC, wash hand basin set in vanity unit, panelled bath, ceiling light point, obscure UPVC double glazed window to the front.

OUTSIDE

CARPORT/GARAGE

These most useful outdoor areas provide fantastic off road parking and storage facilities, with the carport itself having remote control roller shutter garage door, tarmacadam flooring, obscure composite door into the property, external cold water tap, ceiling light point and double wrought iron gates providing access to the open driveway which conveniently sits in front of the garage itself and provides access to the side entrance gate and up and over garage door. The single garage provides fantastic additional storage with fitted working surfaces base and wall units along with recess and point for tumble dryer, recess and point for fridge, ceiling light point and wall sockets.

GARDEN

This immaculately presented and low maintenance rear garden begins with the slab paved patio area offering superb outdoor seating and entertainment space, a continuing path to both sides leading to the two entrance gates, artificial lawn is situated in the centre of the garden with raised borders surround enclosing the plumb slate chippings. The beautiful garden is protected by its timber and wall boundaries and facilitates the access to;

GARDEN ROOM

This versatile outdoor room offers versatile outdoor living space and is currently used as a sitting room with wall sockets, television connection point, two UPVC double glazed french doors opening out to the rear garden and woodgrain effect flooring.

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		84 B
69-80	C	76 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