



Tamworth Road

Kettlebrook, Tamworth, Staffordshire, B77 1BU

£365,000

Property Features

- Stunning Semi Detached Residence
- Open Entrance Area
- Spacious Lounge
- Stunning Fitted Kitchen
- Family Area
- Dining Area
- Guest Cloakroom
- Four Good Sized Bedrooms, Family Bathroom
- Rear Garden with Garden Room
- Off Road Parking Facilities

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this stunning semi detached residence situated within this highly popular residential location. The property has been extended and improved to a high standard, with accommodation briefly comprising: open entrance area, spacious lounge, stunning fitted kitchen, family area, dining area, guest cloakroom, four good sized bedrooms, family bathroom, large rear garden with garden room, ample off road parking facilities. Internal viewing is considered essential.

This beautiful and spacious family home occupies an excellent position within this highly popular residential location, with the property being set behind a full width driveway with shaped and slate chipped borders and providing ample off road parking facilities, along with access to the front entrance.

OPEN ENTRANCE AREA

Accessed via the obscure double glazed secure composite front entrance door with feature obscure double glazed surround, ceiling light point, natural stone tiled flooring, wall socket, telephone connection point (subject to regulations), two radiators, staircase off to first floor landing with fitted storage cupboards beneath, open aspect to:

FITTED KITCHEN

11' 9" x 14' 7" (into bay) (3.58m x 4.44m)

This stunning open plan kitchen area is perfect for modern day living requirements with an abundance of floor space with natural stone tiled flooring, matching range of shaker base units and drawers, integrated 'Zanussi' dishwasher, integrated 'Logic' washing machine, recess and gas point for 'range' style cooker with glass splashback and extractor hood over, feature tiled surround and decorative lintel above, full height integrated fridge/freezer, matching range of wall units offering further storage space, central island with quartz working surfaces, inset stainless steel one and half bowl sink with hot and cold mixer tap over and drainer grooves adjacent, UPVC double glazed bay window overlooking the front aspect, ceiling downlighters, open space to:

FAMILY AREA

12' 1" x 10' 9" (3.68m x 3.28m)

Being a continuation from the kitchen, this snug style room offers versatile space as either a cosy or social area, with a feature log burner set within chimney breast recess, decorative tiled hearth with exposed lintel over, ceiling downlighters, natural stone flooring, wall sockets, open aspect to:



DINING AREA

8' 8" x 9' 9" (2.64m x 2.97m)

Providing ample floor space for free standing dining room table, and having a ceiling light point, two double glazed skylights positioned to the rear, wall sockets, radiator, UPVC double glazed French doors with matching side screens opening out to the rear patio, natural stone tiled flooring, open arch into:

SPACIOUS LOUNGE

18' 6" x 14' 5" (5.64m x 4.39m)

Offering fantastic floor space for free standing lounge furniture and having a feature fitted media wall with display shelving units, wall mounted connection point and cupboards beneath, ceiling light point, three obscure UPVC double glazed windows to the side aspect, two UPVC double glazed windows to the rear with French doors opening to the rear patio, two radiators, wall sockets, door into the understairs storage cupboard enclosing superb storage space with light point.

GUEST CLOAKROOM

This matching suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over, toiletry storage beneath and decorative tiled splashback, ceiling light point, obscure internal glazed window to the side providing natural light source, extractor fan, ceiling light point, natural stone tiled flooring.

FIRST FLOOR LANDING

Having ceiling downlighters, wall mounted light point, loft hatch access with fitted loft ladders, obscure UPVC double glazed window to the side, wall socket, doors to:

BEDROOM ONE

11' 7" x 11' 10" (3.53m x 3.61m)

Positioned to the front of the property and having UPVC double glazed window, ceiling light point, radiator, wall socket, TV connection point, superb floor space for free standing bedroom furniture.

BEDROOM TWO

12' 3" x 10' 11" (3.73m x 3.33m)

Used as the master bedroom by the current owners, the double second bedroom has a ceiling light point, wall sockets, radiator, wall mounted TV connection point.

BEDROOM THREE

18' 7" x 6' 11" (5.66m x 2.11m)

This extended bedroom provides fantastic floor space for free standing double bed and free standing bedroom furniture and has a UPVC double glazed window to the rear, two ceiling light points, radiator, wall sockets.

BEDROOM FOUR

18' 9" x 6' 6" (5.72m x 1.98m)

Again being incorporated within the extension and having an outlook across the rear garden through the UPVC double glazed window, bedroom four has two ceiling light points, radiator, wall sockets.



FAMILY BATHROOM

The spacious family bathroom boasts a matching four piece suite comprising of roll top bath with hot and cold mixer tap over and attached shower fitment with half tiled surround and large vanity mirror above, walk-in shower unit with enclosed electric shower fitment, ceiling to floor tiled surround, glass side screen and sliding glass door, close coupled WC, double hand wash basin with hot and cold mixer tap over and toiletry storage beneath, tiled splashback, obscure UPVC double glazed window to the front aspect, ceiling downlighters, radiator, wall mounted 'Potterton Gold' combination boiler, quality wood grain effect water resistant flooring.

OUTSIDE

GARDEN ROOM

Having previously been the garage, the brick construction garden room benefits from UPVC double glazing to the front aspect, UPVC double glazed French doors opening to the patio, ceiling downlighters, wall sockets, wall mounted electric heater, superb floor space for additional living facilities or storage.

REAR GARDEN

This outstanding rear garden begins with the L-shaped slabbed paved patio area with timber sleeper border which offers fantastic outdoor seating and entertainment space, a shaped lawn area is situated in the centre of the garden and continues to all boundaries, multiple borders offering a variety of evergreens and mature trees, timber fencing to all boundaries.

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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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