



Tamworth Road

Kettlebrook, Tamworth, Staffordshire, B77 1BZ

£279,950

Property Features

- Superb and Spacious Semi Detached Family Home
- Entrance Hall
- Lounge
- Breakfast Kitchen
- Guest Cloakroom
- Dining Room
- Three Double Bedrooms
- Family Bathroom
- Attractive Rear Garden
- Gravel Driveway

Full Description

Taylor Cole Estate Agents are thrilled to bring to the market this superb and deceivingly spacious semi detached family home. Available for sale, this fantastic property benefits from a wealth of traditional features, UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, breakfast kitchen, guest cloakroom, dining room, three double bedrooms, family bathroom, attractive rear garden, gravel driveway. Early internal viewing is highly advised.

This charming three bedroom semi detached abode offers spacious internal living accommodation, with the fore providing gravelled driveway, along with raised sleeper flowerbed with evergreens and shrubbery, a dwarf brick wall surrounds the gravel drive and has steps leading to the continuing path which in turn provides access to the side entrance gate and composite front entrance door.

ENTRANCE HALL

Having UPVC double glazed window to the front aspect providing natural light source, and being accessed via the obscure double glazed composite front entrance door, the entrance hall also has a ceiling light point, radiator, wall socket, staircase off to first floor landing, wood grain effect flooring, door into the dining room, door to:

LOUNGE

16' 1" x 10' 10" (4.9m x 3.3m)

The separate and cosy lounge area has a stunning feature fire display with multi fuel burner situated within the chimney breast recess, with exposed brick backdrop and surround, decorative mantle and slate tiled hearth, UPVC double glazed window to the front aspect, two ceiling light points, radiator, wall sockets, TV connection point, ample floor space for free standing lounge furniture, glass panelled door into:



BREAKFAST KITCHEN

24' 8" x 8' 9" (7.52m x 2.67m)

Spanning the full width of the property, this superb open aspect kitchen area offers a matching range of shaker base units and drawers, recess and plumbing for washing machine, recess and plumbing for dishwasher, complemented fitted wine rack, recess and gas point for free standing 'range' style cooker with glass splashback and extractor hood over, recess and point for free standing 'American' style fridge/freezer, granite working surfaces with matching up-stands, inset one and half bowl sink and drainer unit with hot and cold mixer tap over, wall sockets, matching range of shaker wall units offering further storage space, two UPVC double glazed windows overlooking the rear garden, door into the understairs storage cupboard, UPVC double glazed door to the rear decking area, tiled flooring opening to the separate floor space with ample room for breakfast table, ceiling light point above, column radiator, door into:



GUEST CLOAKROOM

5' 3" x 3' 2" (1.6m x 0.97m)

The matching suite comprises of a close coupled WC, wall mounted hand wash basin with hot and cold mixer tap over and tiled splashback, ceiling light point, obscure UPVC double glazed window to the front aspect, tiled flooring.



DINING ROOM

9' 10" x 11' 9" (3m x 3.58m)

Situated between the entrance hall and the breakfast kitchen, the dining room provides fantastic floor space for free standing dining room table and has a feature multi fuel burner with exposed brick surround, decorative timber lintel and slate tiled hearth, wall socket, radiator, UPVC double glazed window to the front aspect, wall mounted TV connection point, ceiling light point, wood grain effect flooring.



FIRST FLOOR LANDING

Having panelling leading up the stairs, UPVC double glazed window above, loft hatch access, ceiling light point, ceiling downlighter, door into the airing cupboard enclosing the wall mounted boiler and pre-lagged hot water tank, along with linen shelving storage, doors to:

BEDROOM ONE

15' 10" x 10' 10" (4.83m x 3.3m)

The spacious master bedroom provides superb floor space for free standing bedroom furniture and has a UPVC double glazed window to the front aspect, two ceiling light points, wall socket, radiator, feature cast iron fire display.



BEDROOM TWO

11' 10" x 9' 10" (3.61m x 3m)

Positioned to the front of the property and having UPVC double glazed window, ample floor space for free standing double bed and free standing wardrobe, ceiling light point, radiator, wall socket, wall mounted TV connection point, cast iron fire display.

BEDROOM THREE

11' 3" x 8' 10" (3.43m x 2.69m)

Again being a double bedroom and having radiator, wall socket, ceiling light point, UPVC double glazed window overlooking the rear garden, cast iron fire display.

FAMILY BATHROOM

8' 10" x 10' 0" (2.69m x 3.05m)

Originally being the fourth bedroom, the spacious bathroom boasts a matching four piece suite which comprises of a pedestal hand wash basin with hot and cold taps over and tiled splashback, close coupled WC, corner shower unit with enclosed shower fitment, glass side screen and sliding glass doors, panelled bath with hot and cold mixer tap over and half tiled surround, cast iron fire display with slate hearth and shelving unit above, ceiling light point, extractor fan, obscure UPVC double glazed window to the rear, wall mounted heated towel rail, quality water resistant tile effect flooring.

OUTSIDE

REAR GARDEN

The attractive and enviably sized rear garden begins with the raised decking area providing superb outdoor seating and entertainment space, with a lawned area beyond and borders to each side offering a variety of evergreens and shrubbery, positioned at the rear of the garden is a double fronted outhouse currently being utilised as a storage facility and benefits from being insulated and with power supply, concrete foundations and further storage space provided behind, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

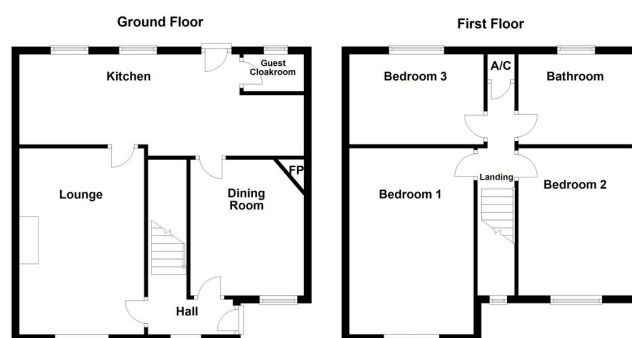
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		85 B
69-80	C		
55-68	D	66 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