



Tamworth Road
Kettlebrook, Tamworth, B77 1BT

£309,950

Property Features

- Immaculately Presented Semi Detached Residence
- Popular Residential Location
- Entrance Porch, Reception Hall
- Lounge, Dining Room
- Conservatory
- Breakfast Kitchen, Guest Cloakroom
- Three Bedrooms, Family Shower Room
- Outstanding Rear Garden, Out House and Garage
- Fore Garden and Gravelled Driveway

Full Description

Taylor Cole Estate Agents are proud to present this extended and immaculately presented semi detached residence situated on this impressively sized plot on a popular residential road. The property, which is being sold with NO CHAIN, benefits from UPVC double glazing where specified, gas fired central heating with a combination boiler, briefly comprising of entrance porch, reception hall, lounge, dining room, conservatory, breakfast kitchen, guest cloak room, three bedrooms, family shower room, outstanding rear garden, garage, out house, fore garden and gravelled drive way. Early internal viewing is considered essential.

This charming and most impressive three bedroom semi detached property offers spacious internal accommodation along with outstanding fore and rear gardens which enclose versatile out door space and a plethora of mature ever green shrubbery and bedding flowers. The immediate fore of the property is discreetly accessed via the gravelled drive way which offers ample off road parking facilities along with access to the up and over garage door and the UPVC double glazed door leading into the porch.

ENTRANCE PORCH

Accessed via the secure UPVC front entrance door and having a wall mounted light point, Linton tile flooring, quarried tiled upstands and original stain glassed leaded window with matching side screen opening to;

RECEPTION HALLWAY

Having the stairs off to the first floor landing, BT connection point, a ceiling light point, radiator, wall sockets, a stunning feature of panelling, door into the under stairs storage cupboard enclosing superb additional storage space and doors off to;

LOUNGE

10' 09" x 17' 06" (3.28m x 5.33m)

The extended lounge provides fantastic floor space for free standing lounge furniture and has a decorative fire place display with tiled half, wall sockets, television connection point, radiator, two ceiling light points, glazed aluminium sliding doors into the conservatory and double opening doors into;

DINING ROOM

14' 11" x 10' 11" (4.55m x 3.33m)

This versatile reception room is currently utilised as a dining room and can be open or closed to the lounge, with the room itself having a UPVC double glazed bay window over looking the front aspect with matching stain glassed lead lined windows, ceiling light points, radiator, wall sockets and glass panelled door returning to the hall way.



CONSERVATORY

12' 07" x 9' 04" (3.84m x 2.84m)

Being of brick and UPVC construction and having an anti glare glass roof and UPVC double glazing surround offering a superb outlook over the attractive rear garden, ceiling light point with fan fittings attached, an up right modern column radiator, fitted convector heater, UPVC double glazed french doors leading out to the rear garden, wall sockets and tiled flooring with floor space for free standing furniture.



BREAKFAST KITCHEN

11' 10" x 16' 10" (3.61m x 5.13m)

The attractive kitchen area which is set in two separate sections boasts excellent matching range of solid oak base and wall mounted units with recess and plumbing for washing machine, recess and gas point for free standing cooker with tiled splash back and extractor hood over, recess and floor space for free standing fridge/freezer, roll top working surfaces with inset bowl and a half sink and drainage unit with hot and cold mixer tap over, complimentary tiled surrounds, wall sockets and a matching range of solid oak wall units offering further storage space, dual aspect UPVC double glazed windows to the rear and side, floor space for free standing breakfast table, radiator, ceiling light points, wall mounted electric heater, wall mounted 'Baxi' combination boiler, quality water resistant flooring with a glass panelled door to;



REAR LOBBY

Providing access to the guest cloak room having a UPVC double glazed door opening to the rear garden, a wall mounted electric heater and quality water resistant flooring.

GUEST CLOAK ROOM

6' 02" x 3' 04" (1.88m x 1.02m)

This matching suite comprises of a WC, corner hand wash basin with hot and cold mixer taps over, ceiling light point, extractor fan and quality water resistant flooring.



FIRST FLOOR LANDING

Having a stunning obscure double glazed stain glassed lead lined window to the side aspect providing natural light source, loft hatch access, ceiling light point, and doors of to;

BEDROOM ONE

11' 11" x 10' 11" (3.63m x 3.33m)

The double master bedroom offers superb floor space for free standing bedroom furniture and has a UPVC double glazed window over looking the front aspect with feature stain glassed lead lined window above, ceiling light point, radiator, wall sockets.

BEDROOM TWO

11' 11" x 10' 11" (3.63m x 3.33m)

Being of identical size to bedroom one positioned to the rear and having a superb out look across the stunning rear garden through its UPVC double glazed window, ceiling light point, radiator and wall sockets.

BEDROOM THREE

6' 11" x 5' 11" (2.11m x 1.8m)

Currently being utilised as the home office but also being perfect to utilise as a single bedroom/nursery. The well proportioned third bedroom has a ceiling light point, BT connection point, radiator, wall sockets and UPVC double glazed window to the front aspect with feature stainless glass lead lined windows above.



FAMILY BATHROOM

8' 07" x 5' 11" (2.62m x 1.8m)

This room has a matching suite of a close coupled WC set within a vanity unit with hand wash basin with hot and cold mixer tap over and toiletry storage beneath, a corner shower unit with enclosed shower fitment, ceiling to floor tiled surround, glass side screen and glass door, obscure UPVC double glazed window to the rear, ceiling light point, wall mounted heated towel rail and quality water resistant flooring.

OUTSIDE

GARAGE

Having an up and over garage door access from the drive way, the garage provides off road parking facilities additional storage space and has a ceiling strip light, wall sockets and door opening to the rear garden.

OUT HOUSE

Originally being the properties garage before the extension work, the now out house is currently utilised as a storage space but has enormous potential to be used as a garden room, external working facilities or family room, with UPVC double glazed windows to both the side and rear, sliding aluminium doors to the front aspect, wall sockets, two ceiling lights and concrete flooring.

REAR GARDEN

This phenomenal rear garden boasts a fantastic array of established evergreens, shrubbery, soft fruit trees and bedding flowers across its vast space, with the garden itself beginning with an initial gravelled area which provides access to the rear garage door, external cold water tap, external power sockets, the conservatory french doors and the out house. Beyond the gravelled area is a sunken pond with rockery surround and pergola area with concrete patio offering fantastic out door seating and entertainment space. Two lawned areas that make up the rest of the garden with particular shaped borders weaving along the boundaries, offering an admirable selection of plantation which in turn has fencing beyond, to the rear is a loot paving stones which hug the rear boundary with further greenery to the rear which maintains privacy. Hal way up the garden at the end of the first lawned area is a green house with electric and a strip lighting.

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		80 C
55-68	D	65 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