



Tamworth Road

Kettlebrook, Tamworth, Staffordshire, B77 1BT

Offers In Region Of £334,950

Full Description

Taylor Cole Estate Agents are thrilled to present 'for sale' this spacious and immaculately presented three bedroom semi detached property, having been thoughtfully extended and internally refitted with a tremendous attention to detail courtesy of the current owners. The property has benefits to include UPVC double glazing and gas fired central heating, with accommodation briefly comprising: through entrance hallway, lounge, open plan kitchen/family room, dining room, guest cloakroom, bedroom one with en-suite, two further bedrooms, family bathroom, landscaped rear garden with log cabin. Early internal viewing is highly recommended to avoid disappointment.

This modern family home has been tastefully designed with premium finishes and creating a perfect space combining entertainment and convenience, with the property itself being set behind a well proportioned tarmac driveway giving access to the front and side aspects, low height timber fencing runs adjacent either side of the plot directing your attention to a charming front aspect, with the added benefit of courtesy outdoor lighting.

THROUGH ENTRANCE HALLWAY

Accessed via the obscure double glazed composite front entrance door with matching side screens, staircase off to the first floor landing with twin understairs storage cupboards offering superb storage space, wall socket, two ceiling light points, radiator, quality wood grain effect flooring, doors to:

LOUNGE

16' 3" (into bay) x 13' 8" (4.95m x 4.17m)

Positioned to the front of the property, the cosy lounge has a UPVC double glazed bay window overlooking the front aspect, ceiling light point, wall sockets, wall mounted TV connection point with media storage display beneath situated within twin cupboards, radiator, double doors into:

OPEN ASPECT KITCHEN/FAMILY AREA

12' 1" x 19' 9" (3.68m x 6.02m)

This magnificent and extended open aspect room overlooks the rear garden through its UPVC double glazed window, UPVC double glazed French doors opening out to the rear patio, and with the kitchen area having an excellent range of base units with fitted plinth lights and drawers, with integrated washing machine, integrated dryer, integrated 'Bosch' dishwasher, full height integrated fridge, full height integrated freezer, granite working surfaces with matching up-stands, inset stainless steel sink with drainer grooves adjacent and hot and cold mixer tap above, 'Bosch' five ring induction hob, 'Bosch' built-in double oven with additional storage above and beneath, range of matching wall units with courtesy downlighters beneath, ceiling downlighters, feature glass lantern roof, quality wood grain tiled flooring opening to the family area offering ample floor space for free standing lounge furniture,



ceiling downlighters, radiator, further wall sockets, TV connection point, door into:

DINING ROOM

13' 9" x 11' 10" (4.19m x 3.61m)

Positioned between the lounge and the kitchen, the dining room offers fantastic floor space for free standing dining room table with ceiling light point above, wall sockets, radiator, quality wood grain effect flooring, ceiling downlighters, door returning into the hallway.

GUEST CLOAKROOM

5' 5" x 5' 9" (1.65m x 1.75m)

This matching white suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold taps over and tiled splashback, obscure UPVC double glazed window to the side, ceiling light point, extractor fan, wall mounted heated towel rail, quality wood grain effect flooring.

FIRST FLOOR LANDING

Having an obscure UPVC double glazed window to the side aspect, loft hatch access, ceiling light point, door into the storage cupboard enclosing linen shelving unit, doors to:

BEDROOM ONE

16' 4" x 11' 8" (4.98m x 3.56m)

This bright and spacious double bedroom lets in a host of natural light through its UPVC double glazed bay window and has superb space for a range of free standing bedroom furniture, power point, radiator, ceiling light point, door to:

EN-SUITE

3' 11" x 7' 6" (1.19m x 2.29m)

Having walk-in shower unit with sliding glass doors, shower fitment enclosed and floor to ceiling tiled surround, vanity sink unit with hot and cold mixer tap over, close coupled WC, chrome coloured heated towel rail, ceiling spotlights.

BEDROOM TWO

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

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

BEDROOM THREE

11' 10" x 8' 0" (3.61m x 2.44m)

Currently being utilised as a home office/dressing room, the double third bedroom has a UPVC double glazed window to the rear, ceiling light point, wall socket.

FAMILY BATHROOM

6' 8" x 8' 2" (2.03m x 2.49m)

This attractive four piece suite comprises of a close coupled WC set within vanity unit, hand wash basin with hot and cold mixer tap



over, tiled splashback and toiletry storage beneath, panelled bath with hot and cold mixer tap and tiled surround above, corner shower unit with enclosed shower fitment, glass side screen and sliding glass doors, obscure UPVC double glazed window to the front aspect, ceiling downlighters, wall mounted heated towel rail, quality decorative tile effect water resistant flooring.

OUTSIDE

REAR GARDEN

The stunning rear garden presents a superb outdoor living and social area, with the garden itself beginning with the slabbed paved patio area offering ample outdoor seating and entertainment space, along with access to the external cold water tap and external socket points, with a continuing path leading to the side entrance gate, a rendered wall with steps lead to the artificial lawned area where there is further outdoor seating space, timber fencing to the boundaries, double doors into:

LOG CABIN

17' 2" x 9' 3" (5.23m x 2.82m)

Added by the current owners, this fantastic outdoor room offers versatile space which is currently used as an outdoor bar which is fitted with a replica bar area, ceiling light points, wall mounted TV connection point, glazed windows to the front aspect, wood grain effect flooring, wall mounted electric heater, double doors into the rear garden.

ANTI MONEY LAUNDERING

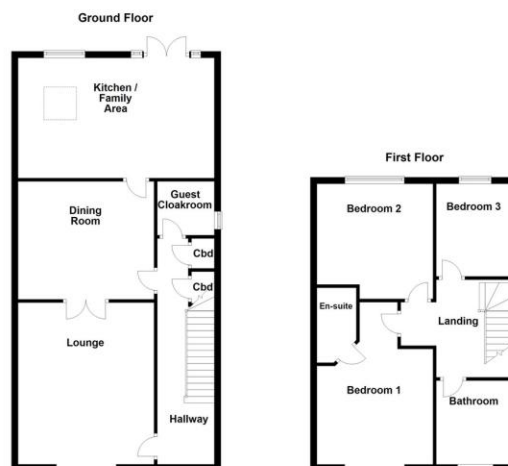
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	74 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 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