



Mill Crescent

Kingsbury, Tamworth, Staffordshire, B78 2NN

£330,000

# Property Features

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- Extended & Most Attractive End Terraced Property
- Reception Entrance
- Fitted Kitchen, Utility & Internal Workshop
- Cosy Lounge
- Separate Dining Room
- Study / Snug & Downstairs Shower Room
- Master Bedroom With En-Suite
- Two Further Bedrooms & Family Bathroom
- Wonderful Rear Garden With Side Aspect
- Spacious Driveway

## Full Description

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Welcome to this exceptional three-bedroom family home, a property that offers a wealth of comfort and style, perfectly nestled in the heart of Kingsbury, Tamworth. This extended end terrace property occupies an enviable plot, presenting a unique opportunity to reside in a residence finished to an impeccable standard.

### GROUND FLOOR

Upon entering from the front driveway, you are greeted by a reception entrance which in-turn offers a delightful sitting area, creating an inviting space for family and guests. The through hallway seamlessly connects the various living areas, ensuring a smooth flow throughout the home. The well-appointed fitted kitchen boasts modern conveniences and an excellent display of wall and base units, while the cosy lounge provides a relaxing retreat overlooking the pristine rear garden. A separate dining room provides ample floorspace, offering an ideal setting for shared meals and entertaining.

To the side of the house, a thoughtfully designed extended single story extension has been added and has the added feature of a vaulted ceiling in each room to give a light and airy space throughout. The extension includes a utility room and an internal workshop which opens to the rear garden. A downstairs shower room adds convenience, and a versatile study/snug serves also as a fourth bedroom, providing flexibility to meet your lifestyle requirements.

### RECEPTION ENTRANCE

7' 5" x 11' 5" (2.26m x 3.48m)

### LOUNGE

19' 0" x 11' 10" (5.79m x 3.61m)



## DINING ROOM

7' 2" x 15' 9" (2.18m x 4.8m)

## KITCHEN

14' 5" x 7' 11" (4.39m x 2.41m)

## UTILITY ROOM

8' 8" x 6' 0" (2.64m x 1.83m)

## SNUG/STUDY

8' 6" x 9' 4" (2.59m x 2.84m)

## SHOWER ROOM

5' 9" x 5' 4" (1.75m x 1.63m)

## WORKSHOP

8' 10" x 5' 4" (2.69m x 1.63m)

## FIRST FLOOR

A newly fitted oak banister runs adjacent to the staircase, leading you to the upper level. The landing reveals a master bedroom featuring fitted wardrobes and an en-suite bathroom. Two additional bedrooms provide ample space for family members or guests, while a luxurious family bathroom adds a touch of indulgence to daily routines.

## BEDROOM ONE

11' 9" x 8' 11" (3.58m x 2.72m)

## EN-SUITE

8' 2" x 5' 11" (2.49m x 1.8m)

## BEDROOM TWO

9' 11" x 11' 11" (3.02m x 3.63m)

## BEDROOM THREE

10' 0" x 7' 7" (3.05m x 2.31m)

## BATHROOM

7' 7" x 7' 1" (2.31m x 2.16m)



## OUTSIDE

### REAR GARDEN

Outside, the residence enjoys a stand-out corner plot position, with a generous expanse of space to the side currently utilized as external storage. The attractive garden is a masterpiece of landscaping, featuring a porcelain patio, a neatly manicured lawn, and charming borders that enhance the overall aesthetic. At the rear, an angled timber-constructed pagoda beckons, creating a wonderful outdoor seating space for al fresco dining or simply unwinding in the open air.



### ANTI MONEY LAUNDERING

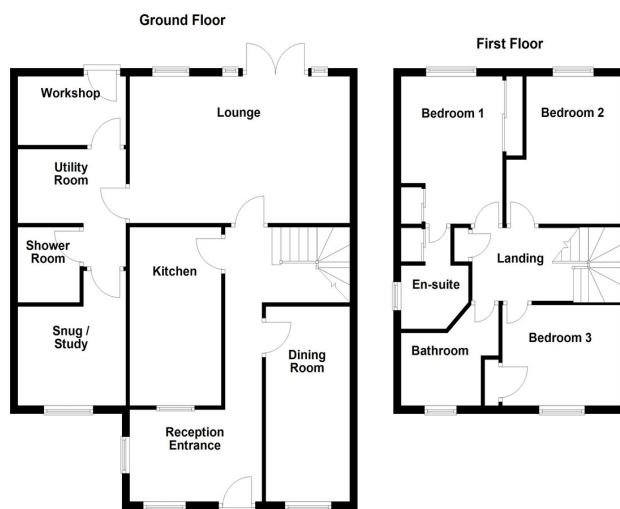
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

### VIEWINGS

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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