



Field Close

Kettlebrook, Tamworth, Staffordshire, B77 1BW

Offers Over £364,950

Property Features

- Immaculately Presented Four Bedroom Detached Residence
- Reception Hall/Through Hallway
- Guest Cloakroom
- Spacious Lounge, Fitted Kitchen/Diner
- Conservatory
- Master Bedroom with Dressing Area and En-suite
- Three Further Good Sized Bedrooms
- Family Bathroom
- Garage, Covered Side Driveway
- Enclosed Rear Garden

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this immaculately presented four bedroomed family detached residence offered with vacant possession. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception hall/through hallway, guest cloakroom, spacious lounge, full width fitted kitchen/diner, conservatory, master bedroom with dressing area and en-suite, three further good sized bedrooms, family bathroom, covered side driveway providing off road parking and access to the side/rear garage, enclosed rear garden.

The property is set back behind a courtesy fore garden laid to slate chippings, canopy porch entrance with lantern lighting and new composite front entrance door leading to the hallway. A covered side driveway is approached via double wrought iron gates providing off road parking and access to the side/rear garage and also to the rear garden.

RECEPTION HALLWAY

With radiator, power points, staircase off to the first floor landing, understairs storage cupboard, doors off to:

GUEST CLOAKROOM

Having a white suite comprising of close coupled WC, wash basin set into vanity unit with hot and cold mixer tap, radiator, extractor, UPVC obscure double glazed window.

LOUNGE

10' 11" x 15' 10" (3.33m x 4.83m)

Having two ceiling light points, radiator, power points, UPVC double glazed window to the front aspect.



FITTED KITCHEN/DINER

19' 4" x 12' 7" (5.89m x 3.84m)

Offering a range of fitted units comprising of drawer and base units with work surfaces over and complementary ceramic tiled surrounds, matching eye level wall cupboards and double display cabinet, inset stainless steel one and half bowl single drainer sink unit with hot and cold mixer tap, built-in double oven, four ring gas hob with extractor hood over, appliance space, two double panelled radiators, double built-in full height cupboard with plumbing for automatic washing machine, cupboard housing the 'Potterton' central heating boiler and additional storage space, downlighters, power points, UPVC double glazed window to the side aspect, UPVC double glazed French doors to:



CONSERVATORY

14' 11" x 9' 6" (4.55m x 2.9m)

Being of UPVC double glazed construction and having electric radiator, power points, double sliding doors to the rear garden.



FIRST FLOOR LANDING

With loft access, airing cupboard housing the hot water tank, radiator, power points, doors off to:

MASTER BEDROOM

10' 4" x 18' 3" (3.15m x 5.56m)

With double panelled radiator, power points, UPVC double glazed window to the rear aspect, feature archway through to:



DRESSING AREA

Having fitted wardrobes with hanging rail and shelving, radiator, UPVC double glazed window to the front aspect, door off to:

EN-SUITE

4' 9" x 7' 0" (1.45m x 2.13m)

With a white suite comprising of pedestal wash basin, close coupled WC, complementary wall tiling, shaver point, extractor, fully enclosed and fully tiled shower cubicle with shower fitment, obscure double glazed window to the front aspect.



BEDROOM TWO

10' 6" x 12' 2" (3.2m x 3.71m)

Having fitted wardrobes with hanging rail and shelving, radiator, UPVC double glazed window to the front aspect.

BEDROOM THREE

11' 3" x 9' 5" (3.43m x 2.87m)

Having double fitted wardrobe with hanging rail and shelving, radiator, power points, UPVC double glazed window to the rear aspect.

BEDROOM FOUR

7' 10" x 10' 10" (2.39m x 3.3m)

Having radiator, power points, UPVC double glazed window to the rear aspect.

FAMILY BATHROOM

8' 5" x 6' 3" (2.57m x 1.91m)

With a white suite comprising panelled bath with hot and cold mixer tap and shower attachment, pedestal wash basin, close coupled WC, complementary ceramic wall tiling, tiled vanity shelving, separate tiled and enclosed shower cubicle with shower fitment, UPVC obscure double glazed window to the rear aspect.

OUTSIDE

REAR GARDEN

Being a private fully enclosed rear garden with side access via the driveway, full width paved patio, garden areas.

GARAGE

Approached via the wrought iron gates and covered driveway, up and over door, lighting and power points.

ANTI MONEY LAUNDERING

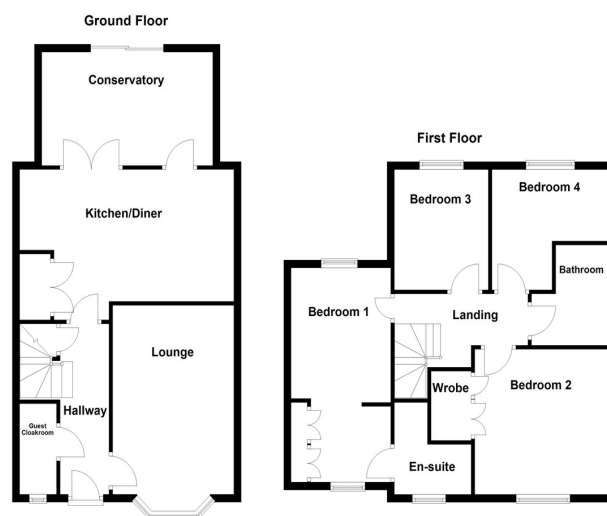
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		87 B
69-80	C	78 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