



South View

Kingsbury, Tamworth, B78 2NL

£269,950

Property Features

- Spacious Semi Detached Property
- Family Shower Room
- Highly Desirable Residential Location
- Loft Room
- Through Lounge
- Low Maintenance Rear Garden
- Breakfast Kitchen
- Private Driveway
- Master Bedroom and Two Further Bedrooms
- Viewing Recommended

Full Description

Taylor Cole Estate Agents are pleased to present 'for sale' this spacious and well-situated family home occupying a superb end of cul de sac position upon this highly desirable residential development. The property boasts excellent proximity to a range of local amenities and commuter links, offering ample off-road parking and lawns in the fore with slab-paved pathway providing access to the front entrance door.

GROUND FLOOR

Entering the property, you are met with an inviting and open plan through lounge providing a superb first reception space and allowing you to appreciate the calibre of space within the home, positioned at the rear of the property is a bright and spacious breakfast kitchen with a range of matching fitted base units and roll top working surfaces with french doors opening out onto the rear garden and providing access to the inner hallway hosting stairs off to the first floor landing.

THROUGH LOUNGE

22' 3" x 12' 8" (6.78m x 3.86m)

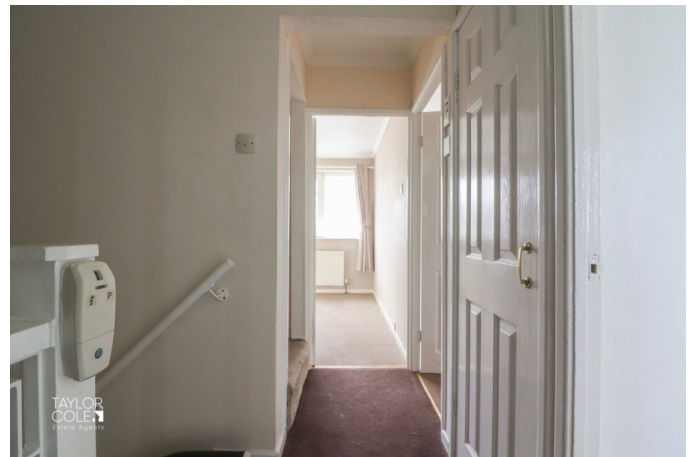
Lounge Area (12' 6" x 12' 8")

Dining Area (9' 10" x 11' 4")

BREAKFAST KITCHEN

14' 9" x 11' 0" (4.5m x 3.35m)

INNER HALLWAY



FIRST FLOOR

Ascending to the first floor you are met with three spacious and well-proportioned bedrooms all having the added benefit of built in storage and offering versatility to serve for a range of functions, ideal for modern living requirements. The shower room provides a three piece suite having an enclosed shower area, pedestal hand wash basin and close coupled WC. The first floor landing hosts stairs leading to the second floor/loft room.

BEDROOM ONE

12' 8" x 10' 1" (3.86m x 3.07m)



BEDROOM TWO

10' 2" x 10' 2" (3.1m x 3.1m)

BEDROOM THREE

10' 1" x 9' 0" (3.07m x 2.74m)

SHOWER ROOM

9' 4" x 5' 11" (2.84m x 1.8m)



SECOND FLOOR

The loft room is a fantastic additional space which can be used to serve a range of functions, having ample proportions to host a range of furnishings.

LOFT ROOM

12' 2" x 14' 6" (3.71m x 4.42m)



REAR GARDEN

The rear garden offers a fantastic low maintenance approach, providing ample space for an array of garden furnishings and space for external entertainment supplemented by the fact it is a blank canvas, offering complete customisation for potential buyers.

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		75 C
55-68	D	58 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