



Kensington Drive

Wigginton, Tamworth, Staffordshire, B79 8RE

£395,000

Property Features

- Exceptional Town House
- Porch and Reception Hallway
- Guest Cloakroom
- Living Room and Conservatory
- Kitchen/Diner
- Lounge
- Second Floor Bedroom with En-suite
- Two Further Bedrooms, Family Bathroom
- Top Floor Master Bedroom with Shower Area
- Garage, Driveway and Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this exceptional four bedroom town house occupying a superb corner plot on the revered North Side of Tamworth. The property boasts expansive and seamless accommodation set across four floors with superb interior finishes and a focus on family living, with a wealth of versatile reception and excellent proximity to a host of local schooling, commuter links and shopping amenities.

RECEPTION ACCOMMODATION

Stepping into the home, you are first met with an bright and inviting porch and reception hallway, characterised by an illuminating bay window that bathes the entrance in natural light, a connecting hallway hosts stairs off to the first floor landing with built-in storage cupboard beneath, guest cloakroom adding convenience for residents and guest alike and access to the well appointed living room nestled at the rear of the home, with ample space to accommodate a range of furnishings and sliding doors out onto an impressive conservatory offering views onto a lush rear garden.

Ascending to the first floor, the property offers two fantastic areas for further reception and family gatherings, with a magnificent fitted kitchen/diner positioned to the front aspect, with an attractive range of matching base units and drawers supplemented by granite working surfaces and upstands with complimentary tiled backsplash and appliances integrated throughout, with seating offered by both the breakfast bar and dining area, whilst a well-appointed lounge rests across the hall with views over the rear garden creating a tranquil and cosy retreat.



RECEPTION HALL

LIVING ROOM

12' 7" x 14' 4" (3.86m x 4.39m)

CONSERVATORY

11' 5" x 14' 4" (3.5m x 4.39m)

GUEST CLOAKROOM

6' 3" x 3' 3" (1.93m x 1.0m)

KITCHEN/DINER

13' 9" x 15' 4" (4.21m x 4.68m)

FAMILY LOUNGE

12' 7" x 15' 4" (3.86m x 4.68m)

BEDROOM ACCOMMODATION

Set across the two uppermost floors are four magnificent bedrooms with two of them offering en suite bathrooms, a superb master suite awaits at the pinnacle of the home with a unique open plan layout offering a well proportioned living and bedroom environment, that are seamlessly combined, with a shower enclosure bordered by half height walls, the third floor offers two comfortable double bedrooms with the fourth bedroom providing a versatile space currently utilised as a dressing room. The main family bathroom provides a sleek three piece suite with panelled bathtub and shower fitment over, pedestal hand wash basin and close coupled WC.

BEDROOM TWO

13' 9" x 9' 9" (4.21m x 2.99m)

EN-SUITE

11' 9" x 5' 6" (3.59m x 1.7m)

BEDROOM THREE

12' 10" x 8' 11" (3.92m x 2.72m)

BEDROOM FOUR

9' 2" x 6' 5" (2.81m x 1.97m)

FAMILY BATHROOM

7' 9" x 3' 8" (2.37m x 1.13m)



MASTER SUITE

32' 4" x 17' 8" (9.88m x 5.39m)

SHOWER AREA

7' 10" x 5' 2" (2.39m x 1.58m)

OUTSIDE

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	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 and 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