



**Kettlebrook Road**

Kettlebrook, Tamworth, Staffordshire, B77 1AX

**£274,950**

# Property Features

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- Stunning & Modern Family Home
- Canal Fronted Development
- Generous Plot
- Dual Aspect Family Lounge
- Main Bedroom & En Suite
- Well-Appointed Family Bathroom
- Attractive Rear Garden
- Off Road Parking & Visitor Parking

## Full Description

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Nestled in an exclusive, canal-fronted development, this stunning three-bedroom family home exudes elegance and comfort. Originally the show home, it boasts a unique style and plot, characterised by generous proportions and a striking double-storey bay window to the side aspect. Convenient off-road parking is available both at the front and rear of the property.

### GROUND FLOOR

As you step inside, a warm and welcoming entrance hallway sets an impressive tone. Adjacent to the hallway, the bright and inviting family lounge offers a cosy atmosphere with its radiant dual aspect. Towards the rear of the home, an impressive open-plan kitchen/family space seamlessly blends functionality with reception. The kitchen is adorned with an attractive range of units, while French doors provide an indoor-outdoor approach, perfect for family gatherings and entertaining. For added convenience, a cloakroom is available for both residents and guests.

### ENTRANCE HALLWAY

### LOUNGE

14' 4" x 13' 5" (4.38m (max) x 4.11m (max))

### KITCHEN/DINING ROOM

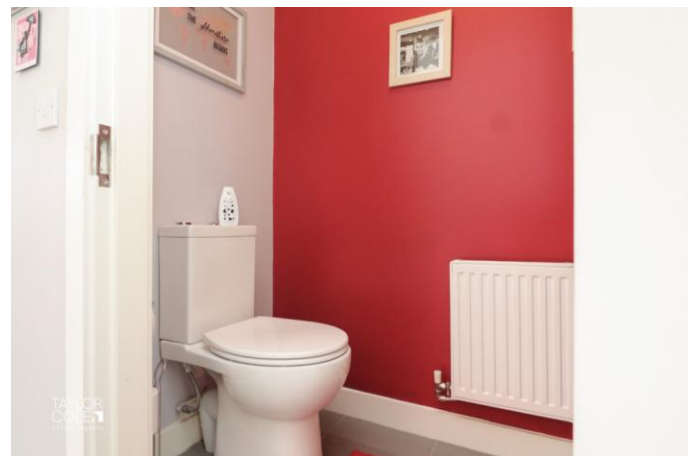
18' 10" x 17' 10" (5.76m (max) x 5.46m)

### GUEST CLOAKROOM

6' 9" x 3' 1" (2.08m x 0.96m)

### FIRST FLOOR

Ascending to the first floor, you will find three excellent bedrooms, each with fantastic individual qualities and potential to host an array of accommodation options. These



bedrooms enjoy private outlooks onto the picturesque canal opposite. Complementing the first-floor composition is a beautifully appointed family bathroom, featuring a matching three-piece suite.

#### BEDROOM ONE

11' 0" x 10' 5" (3.37m x 3.20m (max))

#### EN-SUITE

#### BEDROOM TWO

14' 6" x 11' 3" (4.44m (max) x 3.43m)

#### BEDROOM THREE

8' 11" x 7' 10" (2.73m x 2.39m)

#### BATHROOM

6' 7" x 6' 4" (2.01m x 1.95m)

#### EXTERNAL

Outside, the delightful rear garden presents itself as an oasis of tranquillity. It begins with a wonderful slab-paved patio, perfect for a wealth of external seating and entertainment space. Adjacent to the patio, a vibrant lawn and mature flowerbeds enhance the area, adding warmth and life. The secure timber fencing envelops the plot, ensuring privacy and safety.

#### ANTI MONEY LAUNDERING

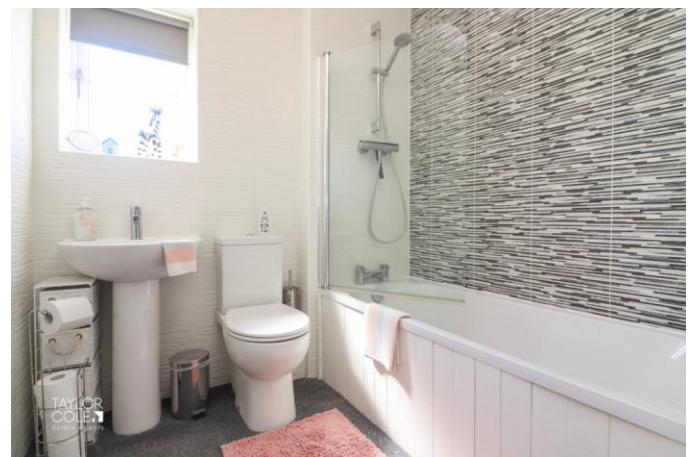
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

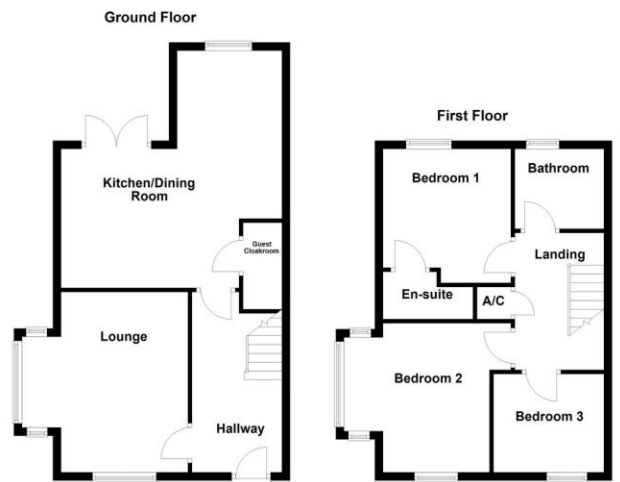
#### TENURE

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.





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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