



Tamworth Road  
Kettlebrook, Tamworth, , B77 1BY

Offers In Excess Of £285,000

# Property Features

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- Renovated Semi-Detached House
- Inner Porch & Reception Hall
- Brand New Fitted Kitchen
- Laundry Room & Guest Cloak
- Spacious Living Room
- Three Bedrooms
- Modern Family Bathroom
- Attractive Rear Garden
- Driveway To Fore
- Freehold

## Full Description

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This superb renovated three-bedroom semi-detached property is a standout opportunity for those seeking a modern and stylish home in the desirable area of Two Gates, Tamworth. The property blends sleek design with practical living spaces, making it perfect for all aspects of the market.

### THE FORE

The home is approached via a driveway enclosed by mature shrubbery and evergreens, offering both an inviting appearance and enhanced privacy. A side entrance gate provides easy access to the rear garden, while the front entrance leads into an inner porch.

### GROUND FLOOR

Beyond the inner porch, the reception hall welcomes you with its bright and spacious feel. Adjacent to the hall, a cleverly converted laundry room offers additional storage and functionality, complete with matching units, work surfaces, and a window providing natural light. The ground floor also features a conveniently located guest cloakroom.

The living room is generously proportioned, allowing ample space for freestanding furniture. Large windows and a rear garden door flood the room with light and provide a seamless connection to the outdoor space.

The brand-new kitchen is the heart of the home, showcasing an impressive range of matching wall and base units with integrated appliances, quality work surfaces, and wood-effect flooring. A window to the front aspect ensures the space is both practical and inviting.



## LIVING ROOM

18' 6" x 11' 3" (5.64m x 3.43m)

## KITCHEN

6' 6" x 14' 9" (1.98m x 4.5m)

## UTILITY ROOM

7' 4" x 8' 7" (2.24m x 2.62m)

## GUEST CLOAKROOM

5' 3" x 2' 8" (1.6m x 0.81m)

## FIRSTY FLOOR

A split staircase with a side window leads to the first floor, where you'll find three well-proportioned bedrooms. Each bedroom offers excellent floor space and natural light, making them ideal for family members or guests. The modern family bathroom is elegantly finished with a matching three-piece suite, including a pedestal hand wash basin, a panel bath with an overhead shower, and a WC.

## BEDROOM ONE

9' 9" x 11' 4" (2.97m x 3.45m)

## BEDROOM TWO

14' 4" x 8' 4" (0.41m x 2.54m)

## BEDROOM THREE

9' 5" x 9' 1" (2.87m x 2.77m)

## THE REAR

The thoughtfully landscaped rear garden is a true highlight of the property. A raised composite decking area provides an ideal spot for outdoor dining or relaxation, leading down to a patio and a central lawn. The garden is further enhanced by a feature pond and well-maintained borders with evergreen and shrubbery accents, creating a serene outdoor retreat.

This exceptional property combines contemporary finishes, practical spaces, and a prime location. It is within easy reach of local amenities, schools, and transport links, making it an ideal choice for modern family living.



## ANTI MONEY LAUNDERING

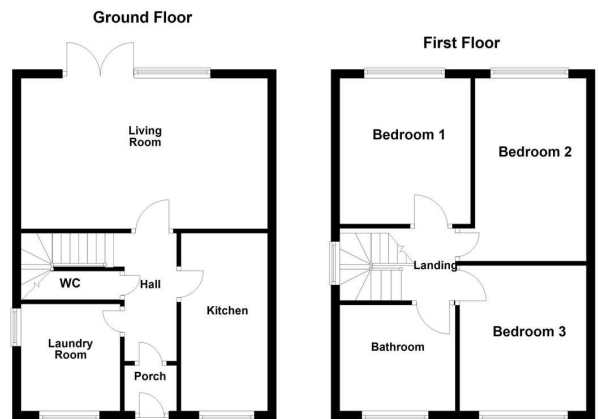
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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.



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