

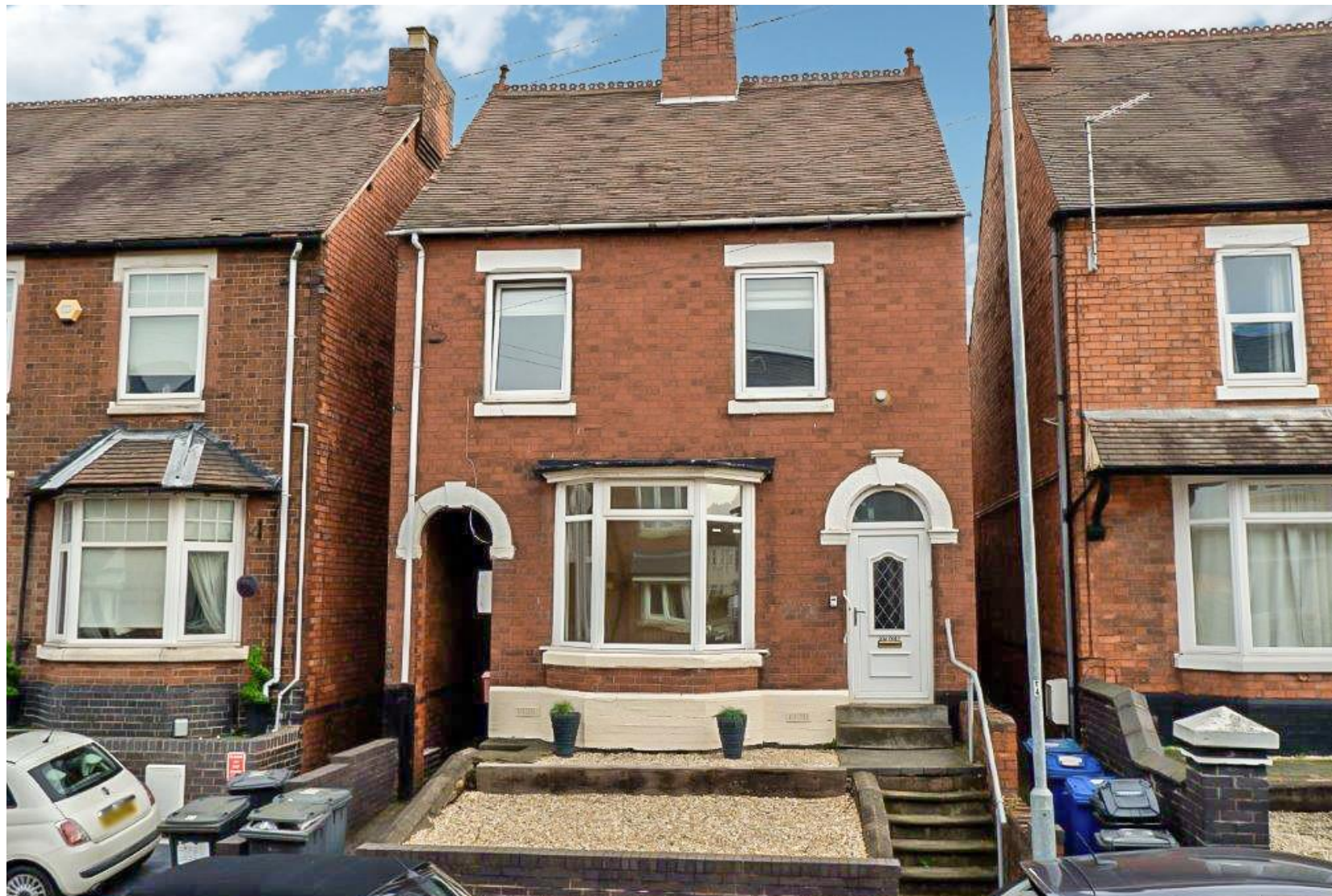
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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Tamworth | 01827 68444 (option 1)



- Detached property divided into two flats
- Gas central heating
- Double glazing
- Each flat comprises two bedrooms, lounge, kitchen, shower room

Kettlebrook Road, Tamworth, B77 1AB

£260,000





## Property Description

Occupying a unique proposition this freehold detached property is currently divided into two flats with separate central heating systems and rating, and we understand the conversion dates back approximately 70 years. Being well placed just outside of the town centre convenient for train routes, buses, with the excellent surround road network providing swift access to neighbouring commercial centres. If required the property would convert to a four bedroom detached house. Having gas central heating and double glazing, the properties were both re-wired we understand from the vendor within the past five year with the two central heating boilers having been replaced in 2019. In more detail the properties comprise:-

### GROUND FLOOR

**LOBBY** With pine doors leading off and having access to cupboard under stairs and Minton tiled floor, archway leading through to inner hall.

**INNER HALL** With access to bedroom one.

**BEDROOM ONE** 12' 1" plus bay x 11' 10" (3.70m x 3.61m) With double glazed bay to front and radiator.

**BEDROOM TWO** 10' 10" min x 8' 2" (3.31m min 3.66m max x 2.51m) With radiator, double glazed window to rear.

**LOUNGE** 13' 7" min x 12' 0" (4.15m min 4.66m max x 3.67m) With radiator, double glazed window and exterior door to side, archway leading to fitted kitchen.

**FITTED KITCHEN** 5' 11" x 11' 11" (1.81m x 3.65m) With a range of Howdens fitted units incorporating sink unit, base cupboards, wall cupboards, integrated electric hob and oven, space for appliances, tiled splash backs, radiator, double glazed window, archway leading to lobby.

**LOBBY** With radiator, double glazed exterior door.

**SHOWER ROOM** With radiator, double glazed window, pedestal wash hand basin, low level wc, corner shower compartment.

This flat benefits from internal pine doors.

### FIRST FLOOR FLAT (23A)

With double glazed front door.

**ENTRANCE HALL** With Minton tiled floor, storage cupboard and staircase leading upto first floor landing with double glazed window, radiator.

**LOUNGE** 12' 0" x 21' 0" (3.67m x 6.42m) Across the front of the house with two radiators, two double glazed windows and archway from the landing.



**BEDROOM ONE** 10' 2" plus wardrobe x 15' 7" (3.10m x 4.77m) With double glazed window to rear, radiator and wardrobes either side of the chimney breast.

**LOBBY AREA** With access to shower room.

**SHOWER ROOM** With ladder radiator, tiled splash backs, double shower compartment with glazed screen, wash basin with drawers beneath, low level wc, double glazed window.

**FITTED KITCHEN** 9' 3" x 11' 11" (2.82m x 3.64m) With radiator, double glazed window and Howdens fitted units incorporating stainless steel sink unit, base cupboard units, base drawers, electric hob and oven, extractor, wall mounted gas fired central heating boiler and splash backs, door leading to bedroom two.

**BEDROOM TWO** 12' 4" x 12' 1" (3.77m x 3.69m) With radiator, double glazed window and exterior door and access to balcony with fire escape staircase leading to the rear yard.

**OUTSIDE** The property stands behind a walled fore-garden with an entry to the side of the house with gate leading to an enclosed paved yard with brick out-buildings, long garden being predominantly lawned with shrub borders and beds.

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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