



Tamworth Road
Kettlebrook
O.I.R.O. **£295,000**

*** BAY FRONTED EXTENDED FAMILY HOME - DESIRABLE ROAD - EXTENDED KITCHEN - UTILITY ROOM ***. Offering this delightful traditional semi detached property briefly comprising: Entrance hall, lounge with bay window, dining room, conservatory, extended kitchen, side utility, three bedrooms, modern shower room, garage, driveway and well cared for gardens. Viewing is essential.

RECEPTION PORCH

Having an attractive Dove Grey coloured composite style entrance door with opaque double glazed side screens, attractive tile d floor, internal opaque glazed wooden door leading to...

ENTRANCE HALL

Having stairs leading off to the first floor landing, single panelled radiator, useful under stairs storage cupboard and doors leading off to...

LOUNGE

10' 10" x 14' 5" maximum into the bay (3.3m x 4.39m)

Double glazed bay window to front aspect, single panelled radiator, feature fireplace having an inset coal effect living flame gas fire, double opening glazed doors leading to...

DINING ROOM

11' 10" x 9' 10" (3.61m x 3m)

Single panelled radiator and double glazed sliding doors giving access to...

CONSERVATORY

9' 2" x 9' 0" (2.79m x 2.74m)

Double glazed French doors leading out to the rear garden with matching side screens and a double panelled radiator.

BREAKFAST KITCHEN

18' 2" x 7' 3" maximum (5.54m x 2.21m)

Having double glazed windows to rear and side aspects, tiled floor, double panelled radiator, range of fitted kitchen units, roll edge work surfaces, space and point for a gas cooker with an extractor hood above, space and plumbing for a dishwasher, further appliance spaces, tiled splash back areas, breakfast bar area, glazed wooden side door giving access to the utility room.

UTILITY ROOM

11' 6" x 5' 7" (3.51m x 1.7m)

Having opaque double glazed windows to side aspect, tiled floor, range of fitted base units, roll edge work surface, stainless steel sink, plumbing for a washing machine, double glazed French doors leading out to the rear garden and a useful door giving access to the garage.

GARAGE

16' 9" x 7' 3" (5.11m x 2.21m)

Having an up and over door, ceiling dome style window, power and light.



FIRST FLOOR LANDING

Opaque double glazed window to side aspect, access to the roof storage space and doors leading off to...

BEDROOM ONE

9' 10" x 14' 6" maximum into the bay (3m x 4.42m)

Double glazed bay window to front aspect, single panelled radiator and fitted wardrobes with sliding doors.

BEDROOM TWO

12' 0" x 9' 5" (3.66m x 2.87m)

Double glazed window to rear aspect, single panelled radiator, fitted wardrobes with sliding doors.

BEDROOM THREE

7' 5" x 7' 1" (2.26m x 2.16m)

Double glazed window to front aspect and a single panelled radiator.

MODERN SHOWER ROOM

7' 5" x 5' 4" maximum (2.26m x 1.63m)

Opaque double glazed window to rear aspect, modern tall grey radiator, low level WC, wash basin with useful vanity storage beneath, walk in style shower enclosure having a chrome mixer style shower, tiling to full height and recessed ceiling down lights.

TO THE EXTERIOR

To the front of the property there is a block paved driveway providing off road parking and access to the single garage. The rear garden is mainly paved to provide low maintenance with planted borders, rear timber storage shed and fenced boundaries.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed by the Vendor that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING



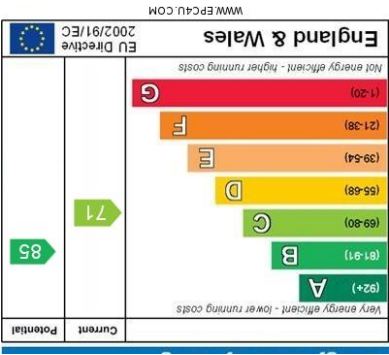


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