



Sycamore Road, Kingsbury
Tamworth, B78 2JL

£285,000

Kingsbury

£285,000



THREE BEDROOM DETACHED HOME IN KINGSBURY VILLAGE

This wonderfully positioned three bedroom home is situated on Sycamore Road off Tamworth Road in the village of Kingsbury.

Boasting a fantastic location on the road within a stones throw of a friendly family park, this property is also within close distance of Kingsbury Water Park and has easy access to the M42, M6, Coleshill Parkway and Wilnecote/Tamworth Stations.

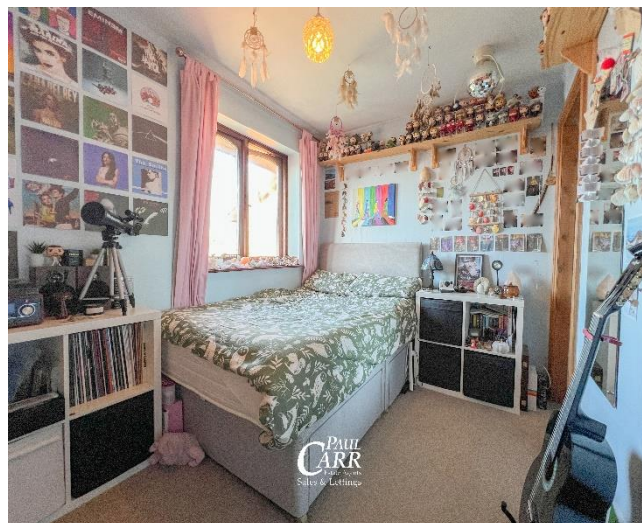
Approached via a large paved driveway with ample parking space for a growing family, and a neatly maintained front lawn, the internal accommodation comprises of an entrance porch leading into a spacious living room, as well as integral access to the garage.

The lounge provides a fantastic social space for family and friends, with a charming bay window to the fore, and double doors out to a dining room and separate kitchen to the rear, with French doors out to the garden.

Upstairs off the landing with a large store cupboard are three brilliant size bedrooms, all with ample furniture space with the third bedroom benefiting from a fitted wardrobe, plus a modern family bathroom with separate bath and shower.

Outside is a charming South West facing rear garden with patio area and lawn, with private fenced enclosure.





Property Specification

THREE BEDROOM DETACHED FAMILY HOME
SPACIOUS LOUNGE
DINING ROOM AND KITCHEN TO REAR
INTEGRAL GARAGE
THREE GREAT SIZE BEDROOMS
LARGE DRIVEWAY

Porch

3' 5" x 3' 0" (1.03m x 0.92m)

Lounge

20' 11" x 10' 10" (6.38m x 3.30m)

Dining Room

13' 0" x 7' 11" (3.95m x 2.42m)

Kitchen

10' 10" x 7' 5" (3.30m x 2.25m)

Integral Garage

16' 10" x 7' 9" (5.13m x 2.35m)

Bedroom One

14' 3" x 10' 1" (4.34m x 3.08m)

Bedroom Two

10' 3" x 8' 10" (3.13m x 2.68m)

Bedroom Three

10' 11" x 7' 7" (3.32m x 2.31m)

Bathroom

7' 11" x 7' 7" (2.42m x 2.30m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: Jan 25

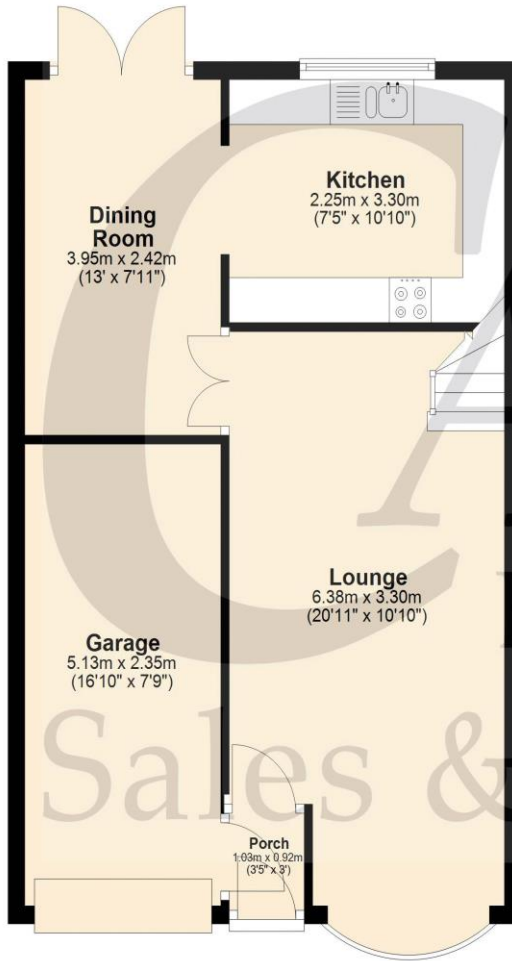
Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: C
Tenure: Freehold
Other: Loft insulated & boarded

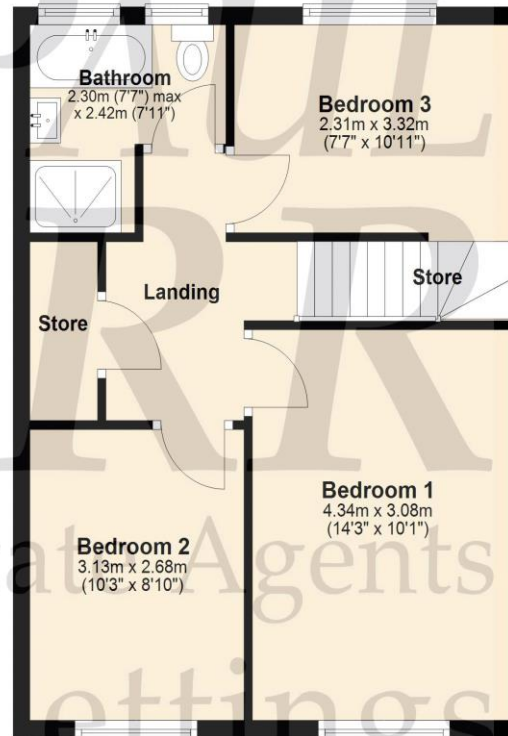
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

