



61 Sorrel Drive, Kingsbury, Tamworth, Staffordshire, B78 2PQ

HOWKINS &  
HARRISON



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Kingsbury, Tamworth,  
Staffordshire, B78 2PQ

Guide Price: £359,950

An exceptionally well presented and extended four bedroom semi detached family home offering plenty of space. Having the benefit of study and a spacious lounge, open plan kitchen/dining room, a useful utility room and WC. To the first floor there are four good size bedrooms, the main bedroom having an en-suite shower room. Outside to the front and side of the property there is ample parking and an easy to maintain rear garden.

### Features

- Extended semi detached home
- Two reception rooms
- Large kitchen/dining room to the rear
- Utility and cloakroom WC
- Four bedrooms, one with en-suite
- Large paved patio to the side of the property
- Extensive off road parking
- Double glazing & gas central heating





## Location

Situated in an extremely convenient position within commuting distance of Birmingham, Coventry and Leicester City Centres. The nearby towns of Sutton Coldfield and Tamworth offer an excellent range of everyday facilities to compliment the world class shopping and cultural facilities available in Birmingham whilst the Cathedral Town of Lichfield is only 10 miles distant. Tamworth and Birmingham International railway stations provide an excellent mainline service direct to London Euston (quickest service approx. 70 minutes). Also very conveniently situated adjacent to J6 of the M6 is Birmingham International Airport and the National Exhibition Centre (13 miles distant). The luxurious Champneys Springs Health Hydro is only 15 miles away and golf is available at the world-renowned Belfry Golf Course and Spa and Forest of Arden Golf Course. Sailing and other water sports are carried out at nearby Kingsbury Water Park.



## Accommodation Details - Ground Floor

The front door leads into an entrance hallway with staircase rising to the first floor, door to the right hand side leads into a bay fronted study and the door to the left leads into a spacious lounge with double glazed bay window to the front elevation, feature fireplace with living flame gas fire, laminate flooring and door into the kitchen/dining room. Of generous proportions occupying the full width of the property with two windows and French opening doors onto the rear garden, featuring a good range Shaker style units with oak preparation surfaces, inset Belfast sink unit, space for a range cooker with extractor hood over, built in dishwasher and fridge freezer, ceramic tiled flooring and inset ceiling lighting. There is also a door to an understairs store cupboard and access into a useful utility room with cloakroom WC off.

## First Floor

The staircase rises from the entrance hall onto a landing with galleried balustrade and fitted airing cupboard, doors lead off to four good size bedrooms with the main bedroom having the benefit of an en-suite shower room with tiled shower cubicle, screen, vanity wash hand basin, low flush WC, tiled wall surround and double glazed frosted window. Finally the family shower room has a tiled shower cubicle with screen, low flush WC, vanity wash hand basin and tiled wall surround.









## Outside

Externally to the front of the property is a driveway providing ample parking for several vehicles. Side pedestrian access leads to a large paved patio area and into the easy to maintain rear garden which is mainly laid to artificial turf with a bespoke covered seating/entertaining area and a garden shed.



Convenient located next to excellent road commuter links and a short distance to an abundance of amenities and shopping facilities.









## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

## Council Tax

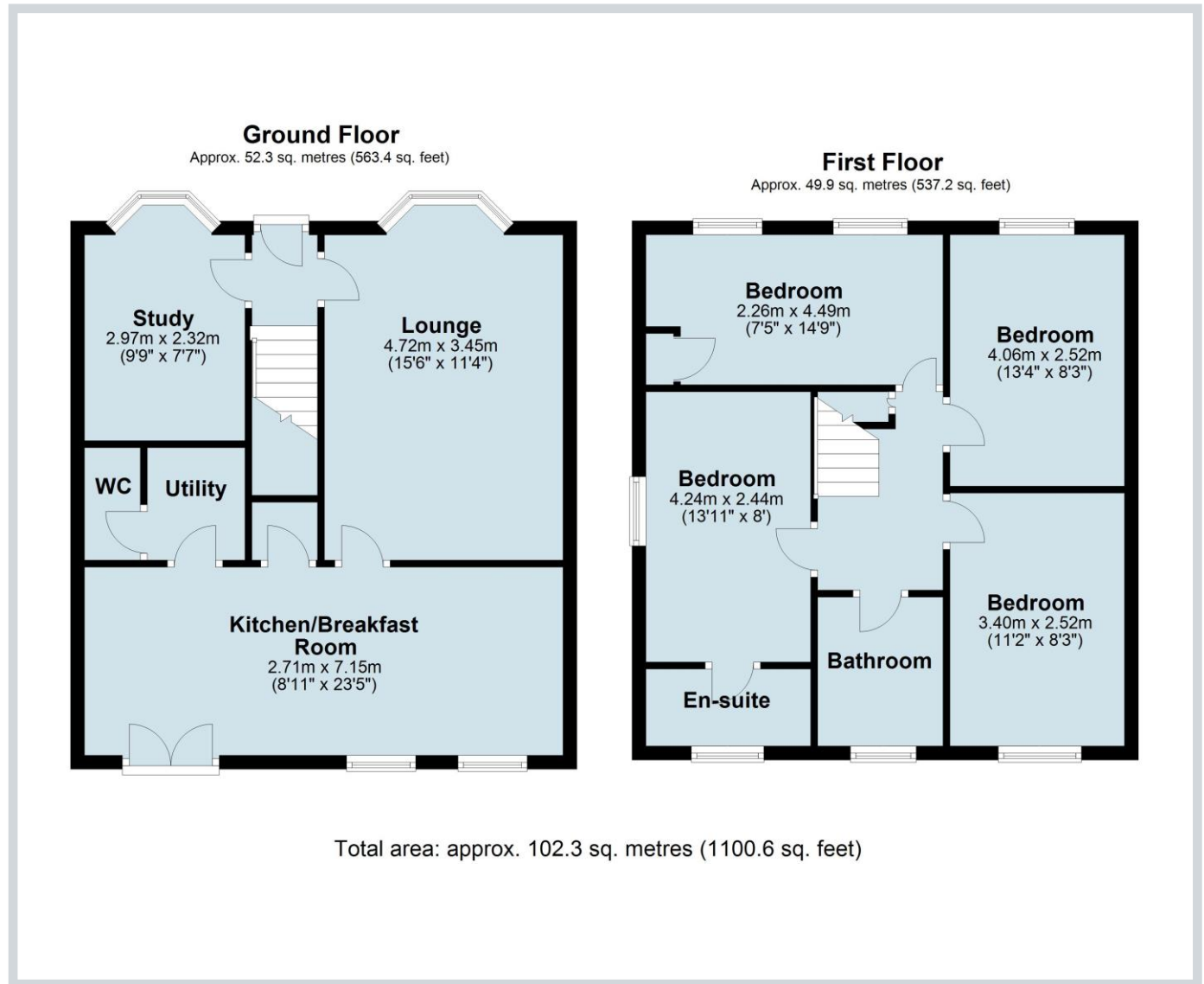
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## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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