



20 Tamworth Road, Kingsbury, Tamworth B78 2HY

HOWKINS &  
HARRISON



20 Tamworth Road, Kingsbury,  
Tamworth, B78 2HY

Guide Price: £625,000

An impressive four bedroom detached family home having been extended to provide a large open plan kitchen breakfast room / family room. The property benefits from well proportioned accommodation throughout the main bedroom having en-suite facilities outside to the front of the property there is parking for several cars and a delightful landscaped rear garden and summer house/gym.

#### Features

- Detached family home
- Sought after location
- Close to local amenities
- Spacious Lounge
- Large Kitchen/breakfast/family room
- Four excellent size bedrooms with the main bedroom having and en-suite
- Family bathroom with shower
- Delightful rear gardens
- Ample parking
- Energy Rating- TBC



## 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

Entrance hall with door leading off to study with double glazed window to front elevation. Lounge with double glazed window to front elevation. Double glazed French doors, leading to the kitchen/breakfast/family room, double glazed window to side elevation, polished wood flooring and log burner with raised hearth. The feature of this property is its large kitchen/breakfast/family room, providing an open plan family living space. The kitchen area having a comprehensive range of eyelevel and base units, quartz preparation services with complementary uplifts, Chef island with quartz surface, breakfast bar and incorporating double bowl sink unit. There is a range of integrated appliances tiled flooring with underfloor heating system the family room area having bi- folding doors to the rear garden. Skylight windows offering an abundance of natural light. Inset ceiling lighting. Door off to useful utility room having plumbing for washing machine and steel sink unit. Downstairs cloakroom with WC and wash basin.











## First Floor

From the main entrance hall, there is a stairway leading to the first floor landing with door, leading off to the main bedroom having double glazed window to front elevation and a range of fitted wardrobes. En-suite shower room with tiled shower cubicle with shower screen, WC and pedestal wash hand basin with complementary tiling. Three further excellent sized bedrooms and a family bathroom with panel enclosed bath, WC, pedestal wash hand basin and a tiled shower cubicle with shower screen.

## Outside

Outside and to the front of the property there is parking for several cars and the landscape gardens boast a paved patio, pagoda, and summer house/gym.









## 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

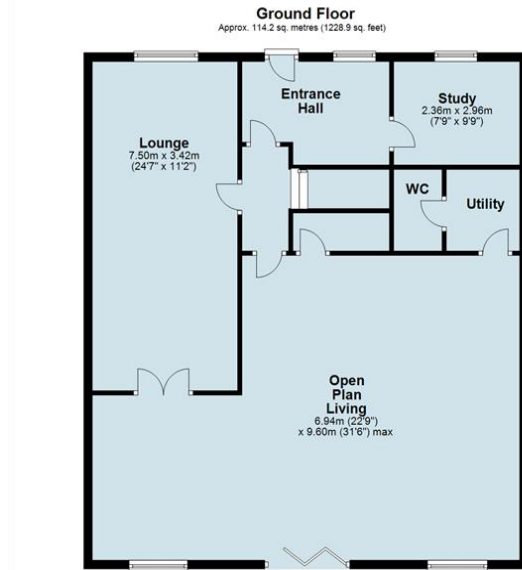
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

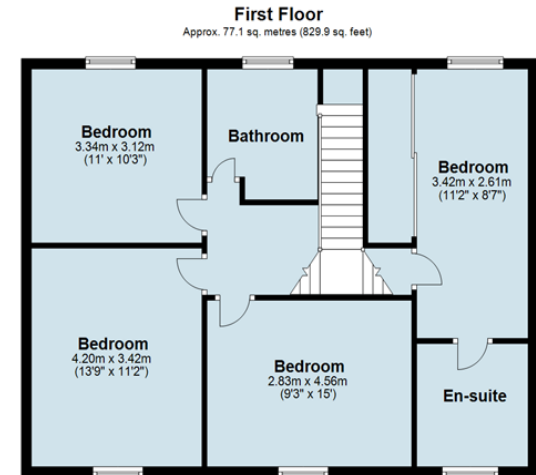
North Warwickshire Borough Council  
Tel:01827-715341  
Council Tax Band - D

**HOWKINS &  
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AWAITING EPC



Total area: approx. 191.3 sq. metres (2058.7 sq. feet)



## Howkins & Harrison

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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.