

Church Lane  
Kingsbury, Tamworth, B78 2LR

£150,000

# Property Features

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- Charming and Unique Character Property
- Exclusive Development in Kingsbury
- Entrance Hall
- Lounge
- Breakfast Kitchen
- Master Bedroom
- Family Bathroom
- Landscaped Communal Gardens
- Generous Parking Facilities
- Quant Village Location

## Full Description

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Welcome to this incredibly charming and unique character property, nestled within the highly exclusive development in the picturesque village of Kingsbury. Originally built in 1884 as 'Kingsbury Board School,' this tasteful conversion now boasts 14 bespoke properties, offering a quaint approach amidst a wealth of serene nature walks.

### INTERNAL

As you approach the home, a quiet and private front entrance door welcomes you into a bright and inviting entrance hall. The well-proportioned lounge, set at the rear of the home, provides a comfortable reception space, perfect for relaxation and entertaining. Adjacently, the thoughtfully curated kitchen is adorned with a matching range of base units and drawers, creating a delightful space for culinary pursuits.

The lovely bedroom offers a delightful retreat, ample in size to accommodate a double bed and an array of freestanding furnishings. Opposite, the bathroom features a well-appointed suite, including a panelled bathtub with a shower fitment, a pedestal hand wash basin, and a close-coupled WC.

Storage is plentiful throughout the property, with fitted wardrobes in the bedroom, a spacious airing cupboard in the bathroom, and additional space available in the loft.



## ENTRANCE HALL

## LOUNGE

13' 9" x 9' 6" (4.21m x 2.92m)

## KITCHEN

6' 0" x 9' 6" (1.83m x 2.92m)

## BEDROOM

10' 4" x 7' 1" (3.16m x 2.16m)

## BATHROOM

6' 0" x 7' 0" (1.83m x 2.15m)

## EXTERNAL

Externally, the property is complemented by vibrant and beautifully landscaped communal gardens, enhancing the overall appeal of the development. Generous parking facilities provide convenient parking for both residents and visitors alike.

This character property truly captures the essence of quaint village living, offering a serene and welcoming home in the heart of Kingsbury.



## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

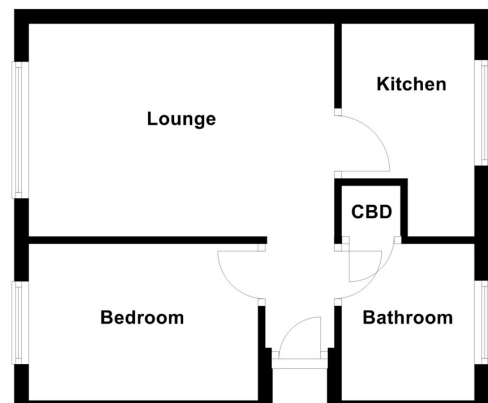
We have been advised by the current owner that the property is leasehold with an annual service charge of £764 and approximately 150 years left on the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



## Ground Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements