

Kettlebrook Road

Kettlebrook, Tamworth, B77 1AA

£399,950



# Property Features

- Impressive Detached Family Home
- Self Contained One Bedroom Annex
- Magnificent 0.25 Acre Plot
- Delightful Surrounding Gardens
- Generous Reception Rooms
- Close to Local Amenities & Town Centre
- Spacious Breakfast Kitchen
- Bursting With Potential
- Three Well-Proportioned Bedrooms
- Freehold

## Full Description

Nestled within a magnificent 0.25-acre plot, this incredibly unique and generously proportioned detached family home offers an exceptional living experience.

Set in a well-regarded locale, the property has been thoughtfully altered to provide a spacious three-bedroom main residence alongside a self-contained one-bedroom annex, presenting a wealth of possibilities for multi-generational living or additional rental income.

### THE FORE

Upon approaching the home, the impressive front aspect immediately captivates, offering an abundance of off-road parking and a charming introduction to the stunning gardens that surround the property.

A detached single garage enhances the practicality of the space, while a series of inviting pathways lead toward the front entrance, hinting at the generous interiors within.

### GROUND FLOOR

Stepping inside, the property welcomes you with a well-appointed breakfast kitchen, boasting a timeless selection of matching base units complemented by tiled flooring and surrounds. Built-in storage adds to the functionality of the space, ensuring an efficient and stylish culinary environment.

Adjacent to the kitchen, a bright and airy dual-aspect dining room provides an ideal setting for entertaining, while the expansive family lounge at the rear of the home is a true highlight. This wonderful living space enjoys a triple-aspect design, allowing natural light to pour in, with a striking bay window offering picturesque views of the surrounding gardens. Completing the ground floor, a peaceful sun room provides a tranquil retreat, with sliding doors opening onto the side aspect, seamlessly blending indoor and outdoor living.



#### BREAKFAST KITCHEN

15' 11" x 12' 3" (4.87m x 3.75m)

#### DINING ROOM

16' 4" x 12' 7" (5.00m x 3.86m)

#### FAMILY LOUNGE

14' 4" x 13' 10" (4.38m x 4.23m)

#### SUN ROOM

10' 3" x 9' 7" (3.13m x 2.93m)

#### FIRST FLOOR

Ascending to the first floor, the home continues to impress with three well-proportioned bedrooms. Two of these offer generous double proportions, enhanced by dual-aspect windows that invite an abundance of light. The third bedroom is a versatile space, perfect for use as a study, nursery, or guest room.

Serving the bedrooms is a well-appointed three-piece family bathroom featuring a vanity sink unit, a panelled bathtub with a shower fitment over, and a separate WC adjacent for added convenience.

#### BEDROOM ONE

14' 5" x 13' 10" (4.41m x 4.24m)

#### BEDROOM TWO

16' 5" x 12' 9" (5.01m x 3.91m)

#### BEDROOM THREE

8' 11" x 8' 5" (2.72m x 2.58m)

#### BATHROOM

8' 8" x 7' 5" (2.66m x 2.28m)

#### SEPARATE WC

4' 5" x 3' 1" (1.35m x 0.95m)

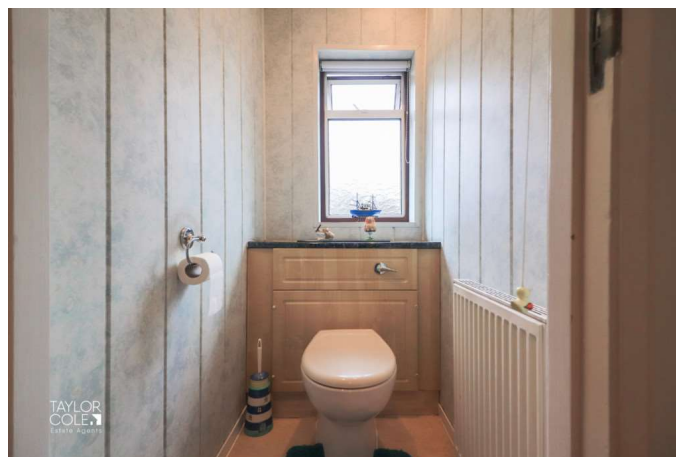
#### SELF CONTAINED ANNEX

Adding to the uniqueness of this property is the adjoining self-contained one-bedroom annex, accessed via a separate front entrance. This superb addition provides an opportunity for independent living, whether for extended family members or as a potential rental investment.

The annex comprises a welcoming entrance hall, a good-sized front-facing lounge, and a pleasant kitchen. Stairs lead up to a spacious double bedroom, complete with its own en suite bathroom, ensuring privacy and comfort.

#### ANNEX LOUNGE

13' 10" x 12' 9" (4.22m x 3.89m)





#### ANNEX KITCHEN

10' 0" x 8' 6" (3.07m x 2.60m)

#### ANNEX BEDROOM

16' 5" x 10' 4" (5.02m x 3.15m)

#### ANNEX BATHROOM

8' 7" x 5' 4" (2.63m x 1.65m)

#### OUTSIDE

#### SURROUNDING GARDENS

Stepping outside, the home is enveloped by beautifully maintained gardens that enhance its charm and character.

The superb proportions of the plot allow for a wealth of outdoor enjoyment, with a combination of slab-paved pathways, lush lawns, and gravelled borders, all enclosed by timber fencing for a sense of seclusion and privacy. Whether for relaxation, play, or entertaining, the outdoor space offers endless possibilities to enjoy the serene surroundings.

#### 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 that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

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



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