



Kettlebrook Road  
, Tamworth, , B77 1AX

£300,000



# Property Features

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- Well Presented Three Bed Mid-Terraced Home.
- Spacious Family Lounge.
- Three Good Sized Bedrooms.
- Open Kitchen/Dining Area.
- Private En-Suite.
- Family Bathroom.
- Immaculately Presented Front Garden.
- Spectacular Canal Side Views
- Beautifully Landscaped Rear Garden
- Detached Garage With Parking To Rear.

## Full Description

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A well-presented three bedroom mid-terraced house offering comfortable and practical living across two floors. The property features a spacious lounge, a modern kitchen/diner, and a private rear garden, ideal for families or first-time buyers. Upstairs comprises three good sized bedrooms and a contemporary family bathroom. Convenient off-road parking is available to the rear of the property alongside a single garage which provides ample storage enhancing the property's practicality. Located close to local amenities, schools, and transport links, the property also features a stunning canal-side views.

### THE FORE

#### GROUND FLOOR

##### LIVING ROOM

17' 57" x 11' 98" (6.63m x 5.84m)

Step into a generously sized living room that effortlessly combines comfort and style. Bathed in natural light from large windows, this beautifully proportioned space offers the perfect setting for both everyday living and entertaining. With ample room for a full suite of furniture, the layout lends itself to flexible design options whether you envision a cosy family area, a formal sitting room, or a multifunctional lounge.

##### KITCHEN/DINING AREA

15' 12" x 11' 18" (4.88m x 3.81m)

At the heart of the home lies a stunning open-plan kitchen and dining area, designed with both functionality and style in mind. This generous space offers the ideal setting for family life and entertaining, with plenty of room for a large dining table and additional seating.

#### DOWNSTAIRS BATHROOM



6' 02" x 3' 01" (1.88m x 0.94m)

## FIRST FLOOR

The first floor offers three generously sized bedrooms, each providing comfortable and versatile accommodation ideal for families or those needing additional space for a home office or guest room. A well-appointed family bathroom serves the floor featuring a modern finish.

### BEDROOM ONE

10' 85" x 11' 8" (5.21m x 3.56m)

### EN-SUITE

5' 42" x 4' 25" (2.59m x 1.85m)

### BEDROOM TWO

11' 39" x 8' 33" (4.34m x 3.28m)

### BEDROOM THREE

8' 07" x 6' 62" (2.62m x 3.4m)

### BATHROOM

5' 38" x 8' 24" (2.49m x 3.05m)

## OUTSIDE

## THE GARDEN

### GARAGE

A single garage is located to the left hand side of the property which offers a practical and secure solution for parking and storage. At the rear of the property you will find dedicated parking spaces, perfect for extra vehicles or guests, providing a convenient and well organised area.

### 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.

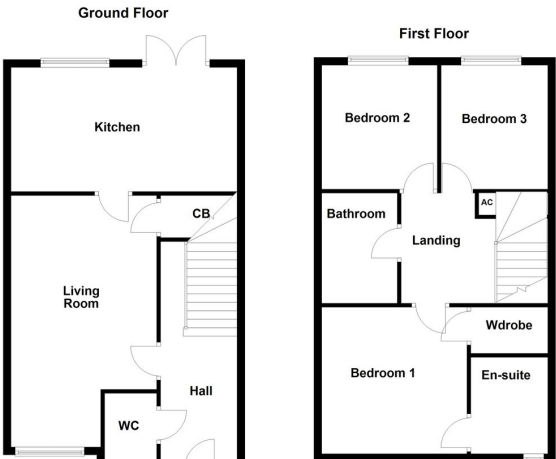
### VIEWING

By prior appointment with Taylor Cole Estate Agents on the





contact number provided.



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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