



St Peters Close

Kettlebrook, Tamworth, Staffordshire, B77 1BX

£280,000

# Property Features

- Beautifully presented three-bedroom semi-detached family home
- Modern open plan kitchen and dining room with integrated appliances
- Separate spacious living room with doors to the rear garden
- Contemporary family bathroom with high quality fittings
- Bright and airy bedrooms offering flexible living arrangements
- Driveway providing convenient off road parking
- Private enclosed rear garden with patio and lawn
- Stylish decor and flooring throughout
- Ample built in storage space on both floors
- Located in a popular and well connected residential area close to amenities and schools

## Full Description

This beautifully presented three-bedroom semi-detached home offers stylish modern living in a sought after residential area. Thoughtfully designed with an open plan layout and contemporary finishes throughout, this property is perfect for families, first time buyers, or professionals seeking a spacious and well connected home.

This property has had new herringbone flooring in the kitchen and dining room, a new kitchen and a new bathroom fitted in December 2024 as well as a new boiler fitted in April 2025.

### THE FORE

Set back from the road, the property offers an attractive frontage with driveway parking and a neat lawned area. The welcoming entrance provides a great first impression and leads directly into the heart of the home.

### GROUND FLOOR

The bright and spacious open plan kitchen and dining area features modern fitted units, integrated appliances, and plenty of space for family dining or entertaining. A separate living room at the rear enjoys views over the garden and access through a large bay door to the patio, creating a seamless indoor outdoor flow. The ground floor also includes a useful under the stairs cupboard providing extra storage.

### OPEN PLAN KITCHEN/DINING ROOM

17' 4" x 13' 3" (5.28m x 4.04m)

### DINING ROOM

13' 3" x 10' 4" (4.04m x 3.15m)



## KITCHEN

16' 4" x 7' (4.98m x 2.13m)

## LIVING ROOM

17' 5" x 12' (5.31m x 3.66m)

## FIRST FLOOR

Upstairs, the property offers three well proportioned bedrooms. The main bedroom is light and airy with ample space for wardrobes and furniture. The second and third bedrooms are ideal as children's rooms, guest bedrooms, or a home office. The contemporary family bathroom includes a modern suite with bath and overhead shower, complemented by stylish tiling and chrome fittings. Additional storage cupboards are conveniently located on the landing.

## BEDROOM ONE

12' 1" x 10' 1" (3.68m x 3.07m)

## BEDROOM TWO

15' x 7' 1" (4.57m x 2.16m)

## BEDROOM THREE

9' 8" x 7' 1" (2.95m x 2.16m)

## BATHROOM

7' 6" x 5' 2" (2.29m x 1.57m)

## THE REAR

The enclosed rear garden is perfect for relaxing or entertaining, featuring a large patio area and well maintained lawn with established borders. A covered pergola area provides a sheltered spot for outdoor dining, while fencing ensures privacy and security.

## 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.

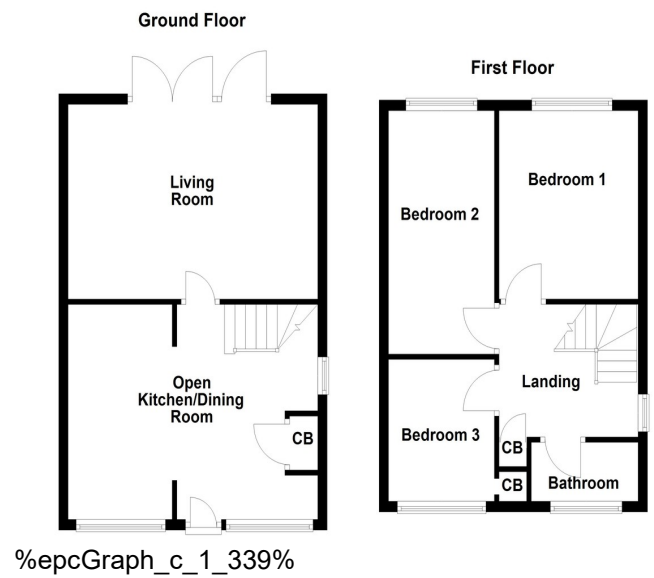
## TENURE

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