

Maple Drive

Kingsbury, Tamworth, B78 2PL

£330,000

Property Features

- Warm and welcoming living room
- Open plan kitchen dining area
- Very generous conservatory
- Additional reception room to the front currently used as a playroom
- Main bedroom featuring built-in wardrobe and plenty of storage
- Both bedroom one and two are generous doubles
- Bedroom three is a comfortable single
- Modern bathroom with built-in storage
- Close to local shops, transport links and amenities
- Freehold

Full Description

This beautiful home offers generous internal space and a versatile layout. With two double bedrooms and a spacious single, a spacious open plan kitchen and dining area, an additional downstairs playroom and a good sized garden, the property presents an appealing opportunity for buyers seeking a substantial home.

THE FORE

The property is set back from the road with a neat driveway providing off road parking and direct access to the garage. The frontage is clean and well maintained, creating a welcoming first impression.

GROUND FLOOR

Upon entry, you are greeted with a spacious hallway leading through to the playroom and the spacious living room to the rear. Off the living room is a very generous conservatory and an open plan kitchen diner, both of which open up into the rear garden.

LIVING ROOM

16' x 14' 4" (4.88m x 4.37m)

OPEN PLAN KITCHEN/DINER

16' 8" x 7' 2" (5.08m x 2.18m)

CONSERVATORY

13' 2" x 11' 3" (4.01m x 3.43m)

PLAYROOM

8' 5" x 8' 2" (2.57m x 2.49m)

FIRST FLOOR

Made up of two spacious double bedrooms (The main bedroom featuring plenty of built-in storage), one single



bedroom and a modern bathroom, the first floor ties the home together with plenty of natural light and comfort.

BEDROOM ONE

11' 9" x 8' (3.58m x 2.44m)

BEDROOM TWO

12' 8" x 8' (3.86m x 2.44m)

BEDROOM THREE

9' x 6' (2.74m x 1.83m)

BATHROOM

7' 9" x 6' (2.36m x 1.83m)

THE REAR

The rear garden is a generous size, featuring mature borders and plenty of space for entertaining friends and family.

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.

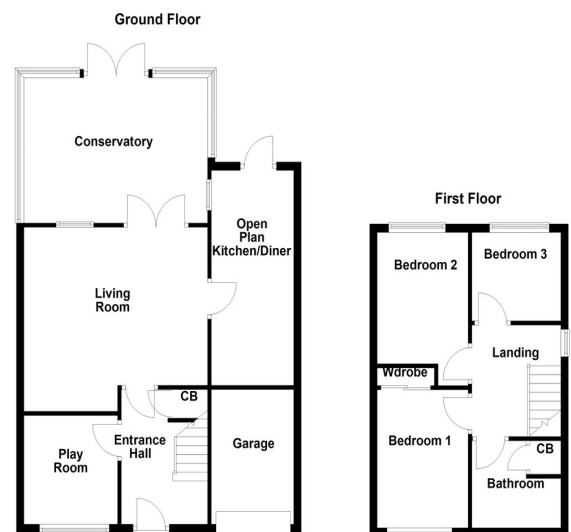
TENURE

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