



Elm Tree Close

Kingsbury, Tamworth, B78 2JG

£255,000



# Property Features

- Three bedroom family home arranged over two floors
- Spacious living room with bay window and good natural light
- Separate dining room ideal for entertaining and family use
- Fitted kitchen with ample cupboard and worktop space
- Useful utility area providing additional practicality
- First floor family bathroom serving all bedrooms
- Garage offering secure parking or storage
- Private rear garden mainly laid to lawn
- Driveway parking within a popular residential location
- Close to local amenities, transport links and schools



## Full Description

This well proportioned three bedroom family home is arranged over two floors and offers generous living space throughout, making it ideal for growing families or buyers looking to personalise a property to their own taste.

### THE FORE

To the front, the property is set back behind a driveway providing off road parking, with access to the garage and a welcoming entrance porch.

### GROUND FLOOR

The ground floor comprises a spacious living room with a bay window allowing plenty of natural light, a separate dining room offering an excellent space for family meals, and a fitted kitchen with a range of units and worktop space. A useful utility area provides additional storage and access to the rear.

### LIVING ROOM

13' 4" x 12' 2" (4.06m x 3.71m)

### DINING ROOM

10' 8" x 7' 8" (3.25m x 2.34m)

### KITCHEN

12' 4" x 10' 9" (3.76m x 3.28m)

### UTILITY ROOM

11' x 2' 9" (3.35m x 0.84m)

### GARAGE

17' x 7' 7" (5.18m x 2.31m)

### FIRST FLOOR

To the first floor are three well proportioned bedrooms, all





served by the family bathroom. The layout offers flexibility for families, home working or guest accommodation.

#### BEDROOM ONE

11' 5" x 8' 7" (3.48m x 2.62m)

#### BEDROOM TWO

10' 3" x 9' 3" (3.12m x 2.82m)

#### BEDROOM THREE

8' 6" x 6' 5" (2.59m x 1.96m)

#### BATHROOM

7' 3" x 5' 9" (2.21m x 1.75m)

#### THE REAR

The rear garden is mainly laid to lawn with established boundaries, offering a private outdoor space suitable for relaxation, gardening or entertaining, with further potential to enhance if desired.

#### 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.

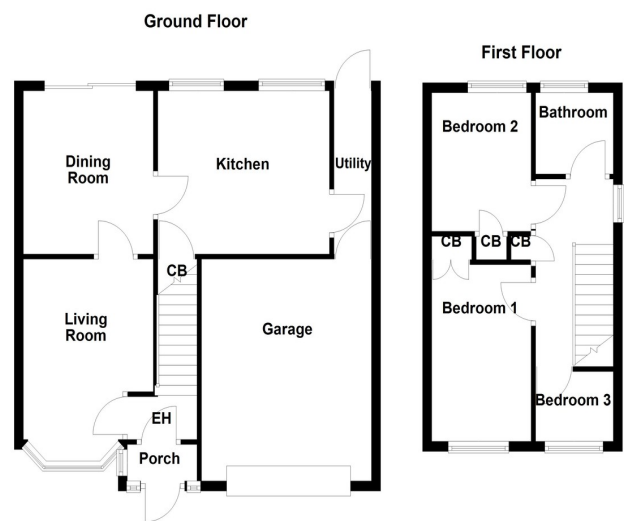
#### TENURE

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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