



Mill Crescent, Kingsbury Tamworth

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## Property Description

We are pleased to offer for sale this deceptively spacious extended four bedroom semi detached family home set in one of the most popular locations in the popular village of Kingsbury. Comprising of Porch, reception hallway, lounge, home office, conservatory, breakfast kitchen, first floor landing with four bedrooms, with the principle bedrooms having an en-suite bathroom and a further re-fitted shower room. Outside there is a block paved driveway for multiple vehicles, the rear has a landscaped low maintenance garden with large storage/workshop.

## Approach

Large block paved driveway providing off road parking.

## Reception Porch

Double glazed door to front elevation, ceiling light point and double glazed door into:

## Lounge

17' 5" into recess x 13' ( 5.31m into recess x 3.96m )

Double glazed windows and doors to rear elevation, wall mounted feature fire, laminate flooring and central heating radiator.

## Office

11' 2" x 7' 8" ( 3.40m x 2.34m )

Double glazed window to front elevation, laminate flooring and central heating radiator.

## Kitchen/ Diner

6' 2" x 6' 9" ( 7.98m x 2.06m )

Double glazed window to front elevation, double glazed French doors to rear elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer, oven, gas hob, extractor hood, tiled to splash prone areas, breakfast bar and two central heating radiators.

## Conservatory

12' 7" x 8' 6" ( 3.84m x 2.59m )

Of UPVC double glazed construction incorporating French doors out to the rear garden.

## Landing

Loft access, airing cupboard and doors off to:

## Bedroom One

15' 4" x 7' 5" into recess ( 4.67m x 2.26m into recess )

Double glazed window to rear and side elevation and central heating radiator.

## Bathroom

Obscure double glazed window to front elevation, corner bath with electric shower over, pedestal wash hand basin, low level flush WC, tiled to splash prone areas and central heating radiator.

## Bedroom Two

13' x 9' 3" ( 3.96m x 2.82m )

Double glazed window to rear elevation, laminate flooring and central heating radiator.

## Bedroom Three

9' 9" x 7' 9" ( 2.97m x 2.36m )

Double glazed window to rear elevation, laminate flooring and central heating radiator.

## Bedroom Four

11' x 7' 8" into recess ( 3.35m x 2.34m into recess )

Double glazed window to front elevation, laminate flooring and central heating radiator.

## Shower Room

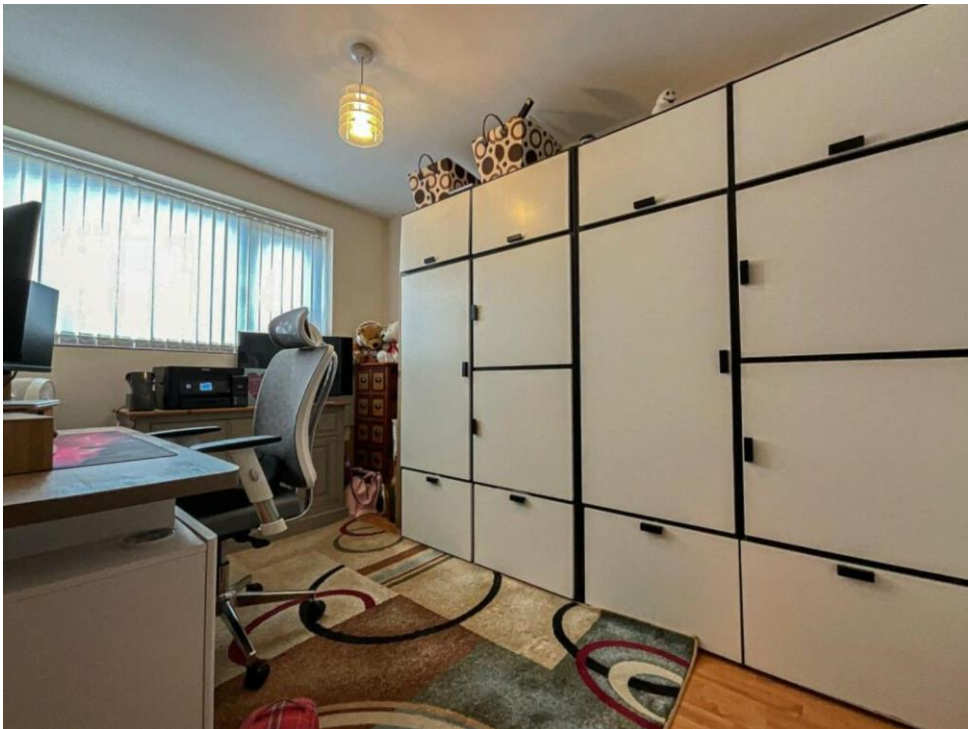
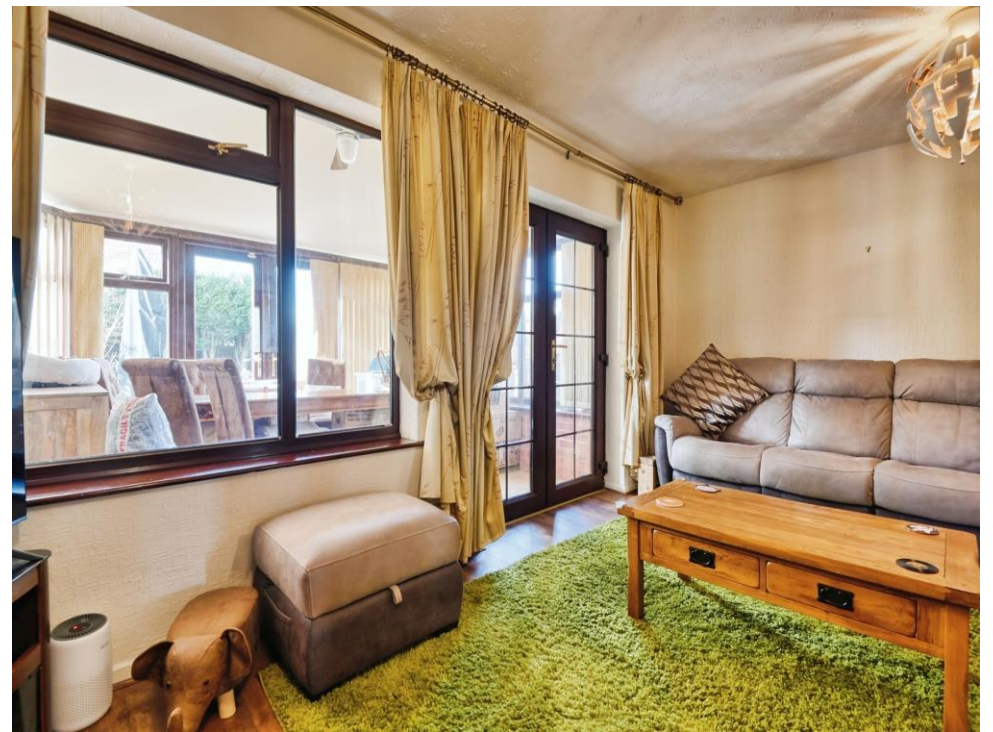
Obscure double glazed window to front elevation, low level flush WC, shower cubicle with multiple jets, wash hand basin with vanity storage, tiled to splash prone areas and heated towel warmer.

## Workshop / Storage Room

Patio area, artificial lawn, outside power socket and fence to boundaries.

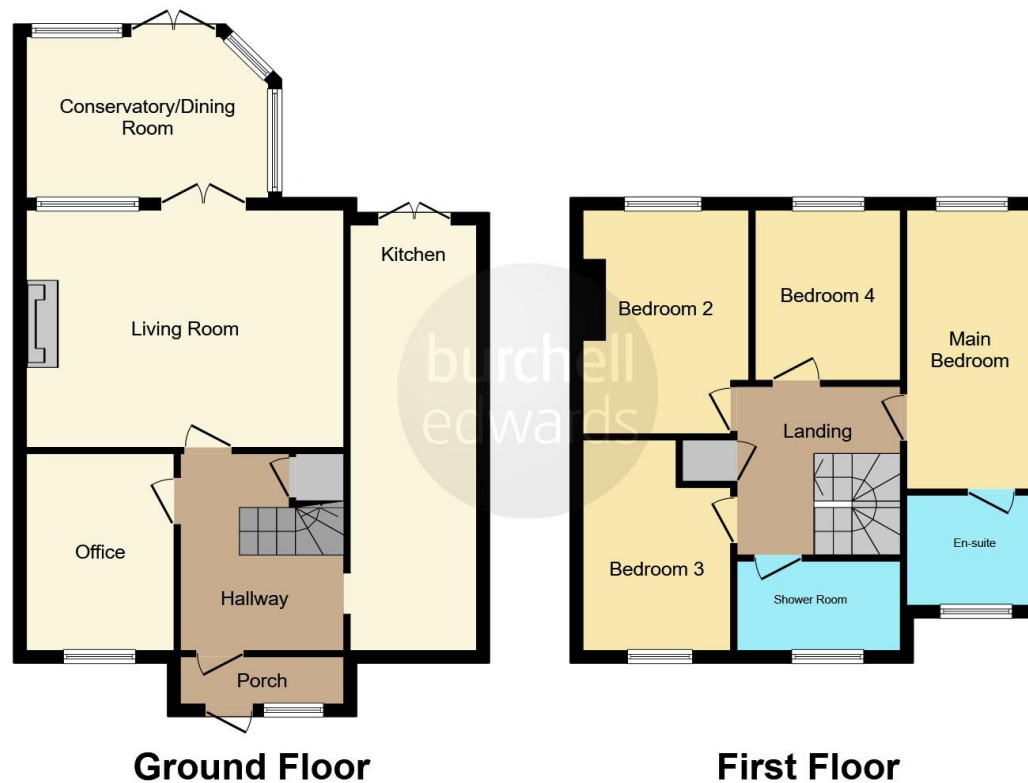












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To view this property please contact Burchell Edwards on

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**EPC Rating: C**

**Tenure: Freehold**

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