



Meadow Close, Kingsbury, Tamworth





## Property Description

We are pleased to offer for sale this extended and improved home set in a cul-de-sac location in the popular village of Kingsbury. Having two reception rooms, conservatory, re-fitted kitchen and utility room on the ground floor and three good size bedrooms with the master having an en-suite bathroom with free standing roll top bath and further shower room. Outside there is a block paved driveway to the front, low maintenance rear garden with garden room that has power, light and plumbing.

## Entrance Porch

Double glazed door to front elevation, spotlights, laminate flooring and double glazed door into:

## Entrance Hallway

Bespoke fitted cupboard, meter cupboard, central heating radiator and tiled flooring.

## Lounge

13' 2" x 13' 2" (4.01m x 4.01m)

Stairs to first floor accommodation, laminate flooring, built in storage cupboard, feature fireplace with electric door and access to conservatory.

## Dining Room/ Conservatory

11' 11" x 9' 9" (3.63m x 2.97m)

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

## Reception Room

11' 8" x 12' (3.56m x 3.66m)

Double glazed door and window to rear elevation.

## Kitchen

8' 5" x 8' 1" (2.57m x 2.46m)

Double glazed window to front elevation, a range of wall and base units with solid wood work surface over incorporating a sink with drainer unit, breakfast bar, electric hob and oven with extractor over, sunken spotlights, tiled flooring and tiling to splash prone areas.

## Utility Room

12' into recess x 6' (3.66m into recess x 1.83m)

Double glazed window to front elevation, base units with solid wood worksurface over, tiled flooring and central heating radiator.



## Landing

Spotlights and loft access.

## Bedroom One

13' 1" x 12' ( 3.99m x 3.66m )

Double glazed window to rear elevation, loft access, laminate wooden flooring, dressing room and door into:

## En-Suite

Double glazed window to front elevation, suite comprising of freestanding bath with mixer tap and shower attachment, W.C, wash hand basin, chrome heated towel rail, tiling to splash prone areas and spotlights.

## Bedroom Two

12' 8" max x 8' 8" ( 3.86m max x 2.64m )

Double glazed window to rear elevation and three fitted wardrobes.

## Bedroom Three

9' x 9' 8" ( 2.74m x 2.95m )

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

## Shower Room

Double glazed window to front elevation, wash hand basin with vanity unit, W.C, corner shower cubicle with glass sliding door and raindrop shower, tiling to splash prone areas and chrome heated towel rail.

## Front Garden

Block paved driveway providing off road parking.

## Rear Garden

Paved patio, artificial grass, decked area and fencing to all boundaries.

## Garden Room

Power, lighting and plumbing.











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Tenure: Freehold

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Property Ref: TAM206213 - 0002