



Cross Street, Kettlebrook, Tamworth





## Property Description

\*\*\*NO CHAIN!\*\*\* This ideal first home or investment features three bedrooms and two reception spaces offering excellent value for money.

The property is well decorated throughout and is ready to move straight into, being offered to market with no onward chain. Downstairs there is a lounge to the front along with a dining room, kitchen and bathroom. Upstairs there are three great sized bedrooms.

The property also benefits from an alley to the rear of the home, which offers potential to add access to the garden.

If you'd like to know more about this home, call us today and arrange an appointment to see inside!

## Rear Lobby

Central heating boiler, space and plumbing for washing machine and space for fridge freezer.

## Dining Room

11' 4" max x 11' 11" ( 3.45m max x 3.63m )  
Double glazed window to rear elevation and central heating radiator.

## Kitchen

9' x 7' 5" ( 2.74m x 2.26m )  
Double glazed window to aside elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and cooker hood, cooker hood, central heating radiator and door to garden.



## Bedroom One

12' 6" max x 11' 11" ( 3.81m max x 3.63m )  
Double glazed window to front elevation and central heating radiator.

## Bedroom Two

8' 7" max x 11' 11" ( 2.62m max x 3.63m )  
Double glazed window to front elevation and central heating radiator.

## Bedroom Three

12' 9" x 7' 4" ( 3.89m x 2.24m )  
Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, panelled bath electric shower over, W.C and wash hand basin.

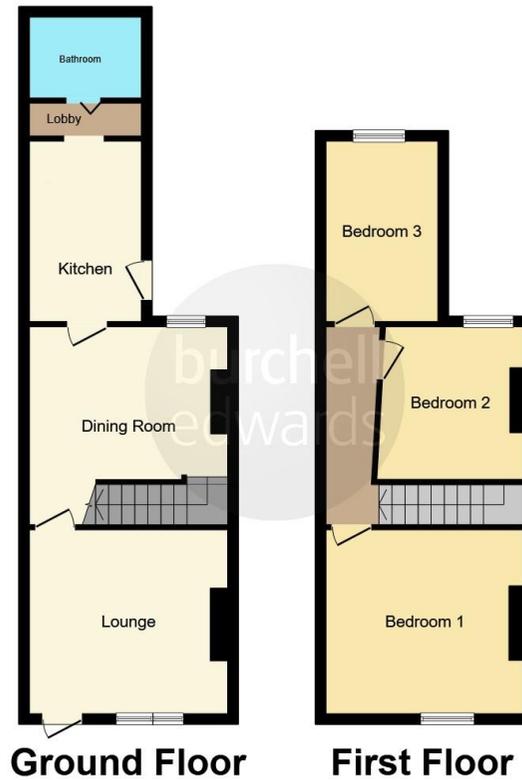
## Rear Garden

Laid to lawn, side patio area and gated side access to frontage.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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1 Bolebridge Street  
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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: TAM206295 - 0005