

**Mark
Webster**
estate agents



Pear Tree Avenue
Kingsbury
£250,000



***** EXTENDED TO THE REAR - THREE DOUBLE BEDROOMS - NO UPWARD CHAIN ***.** For sale with MARK WEBSTER estate agents is this well presented and deceptively spacious mid-terrace home, featuring a superb kitchen, versatile living space, garage and low-maintenance garden. Early viewing is advised.

Property Description

Offering approximately 1,258 sq ft of deceptively spacious accommodation, this beautifully presented three-bedroom mid-terrace home has been substantially extended across the rear to create a flexible layout ideally suited to modern family life. Situated within the popular village of Kingsbury, the property also benefits from generous parking, an integral garage and the considerable advantage of no upward chain.

The welcoming hallway has stairs rising to the first floor, a useful guest WC and an internal door leading into the garage. Positioned at the front of the property is a particularly generous lounge, featuring a wide window and an attractive fireplace that provides a natural focal point.

At the heart of the home is the impressive kitchen, fitted with a good range of units complemented by solid work surfaces and a large central island. There is space for an electric cooker, fridge/freezer and an additional appliance, together with a stainless-steel sink incorporated into the island.

The kitchen opens naturally into the full-width rear extension, currently arranged as a bright and spacious dining room. Skylight windows, generous windows and bi-folding doors allow plenty of natural light to enter while creating a lovely connection with the garden. Internal bi-folding doors lead into a separate sitting room, providing valuable additional space for relaxing, working from home or family use.

Upstairs, the landing offers an excellent amount of practical storage and provides access to three well-proportioned double bedrooms, each benefiting from its own storage cupboard. A family bathroom, fitted with a panelled bath and electric shower above, completes the first-floor accommodation.

Outside, a good-sized block-paved driveway provides ample off-road parking and access to the garage. The generous rear garden has been designed with ease of maintenance in mind, featuring an extensive paved seating and entertaining area complemented by established planting around its boundaries.

Combining spacious and versatile accommodation with a popular village setting, this appealing home represents an excellent opportunity for families and buyers seeking additional living space. An early internal viewing is strongly recommended.

Kingsbury is a well-regarded North Warwickshire village offering a useful selection of everyday amenities and a friendly community atmosphere. The area is particularly popular with families and outdoor enthusiasts, with Kingsbury Water Park and surrounding countryside providing excellent opportunities for walking and recreation.

The village is conveniently placed for access to Tamworth, Birmingham and other surrounding centres, with connections available via the A5, A38 and M42. A selection of schools and further amenities can also be found throughout Kingsbury and the neighbouring areas.



GUEST WC 5' 6" x 2' 7" (1.68m x 0.79m)

LOUNGE 14' 8" x 12' 2" (4.47m x 3.71m)

KITCHEN 11' 10" x 12' 7" (3.61m x 3.84m)

REAR EXTENSION 6' 9" x 18' 2" (2.06m x 5.54m)

SITTING ROOM 6' 9" x 6' 10" (2.06m x 2.08m)

GARAGE 18' 9" x 8' 2" (5.72m x 2.49m)

BEDROOM ONE 18' 1" x 8' 7" (5.51m x 2.62m)

BEDROOM TWO 8' 1" x 12' 8" (2.46m x 3.86m)

BEDROOM THREE 9' 8" x 9' 7" (2.95m x 2.92m)

BATHROOM 6' 4" x 6' 8" (1.93m x 2.03m)

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

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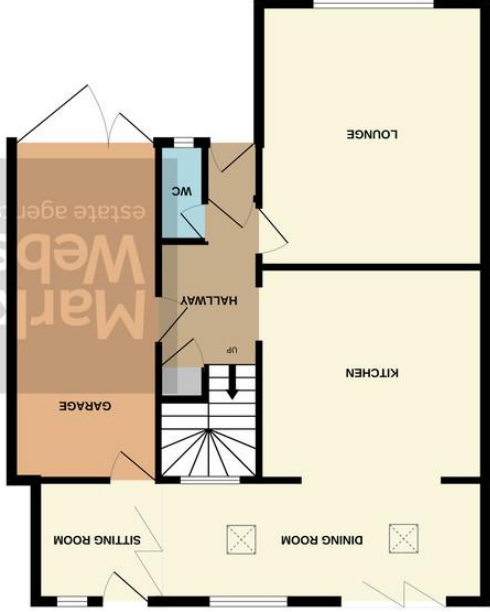
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GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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