



**Field Close**

Kettlebrook, Tamworth, B77 1BW

**£359,950**

# Property Features

- Beautifully presented four bedroom family home
- Spacious lounge
- Modern open plan kitchen and dining area
- Bright conservatory providing additional living and entertaining space
- Main bedroom with fitted wardrobes
- Three further well proportioned bedrooms
- Stylish family bathroom
- Guest cloakroom
- Private enclosed rear garden
- Driveway providing off road parking and spacious garage



## Full Description

This beautifully maintained four bedroom family home offers generous living space, modern finishes, and a bright open plan layout. Situated in a popular residential area, the property is ideal for families looking for a comfortable and stylish home with excellent local amenities, schools, and transport links nearby.

### THE FORE

The property has an attractive and welcoming frontage with a neat driveway providing off road parking. The red brick exterior and bay window give the home excellent curb appeal, setting a warm and inviting tone before stepping inside. Situated behind private gates, is also a spacious garage that provides additional parking and storage.



### GROUND FLOOR

The entrance hallway leads to a bright and spacious lounge positioned at the front of the property, featuring a large bay window that allows natural light to fill the room. Toward the rear, the modern kitchen and dining area provide a fantastic open plan family space, complete with ample worktop and cupboard storage. Double doors open into a conservatory, creating an additional living area that overlooks the garden and brings the outdoors in. A guest cloakroom on the ground floor adds extra convenience for busy family life.



### LIVING ROOM

10' 9" x 15' 9" (3.28m x 4.8m)

### WC

7' x 3' (2.13m x 0.91m)

### KITCHEN/DINER

12' 6" x 19' 3" (3.81m x 5.87m)



## CONSERVATORY

14' 9" x 9' 5" (4.5m x 2.87m)

## FIRST FLOOR

The first floor offers four well proportioned bedrooms, all tastefully decorated and filled with natural light. The main bedroom benefits from fitted wardrobes, a private en suite shower room and a dressing room. The remaining three bedrooms are perfect for children, guests, or use as a home office. A modern family bathroom, finished with quality fittings, serves the additional bedrooms. The landing area provides access to all rooms and includes storage space for added practicality.



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## BEDROOM ONE

12' 3" x 10' 3" (3.73m x 3.12m)

## DRESSING ROOM

8' 4" x 5' 7" (2.54m x 1.7m)

## BEDROOM ONE EN-SUITE

7' x 7' 41" (2.13m x 3.18m)

## BEDROOM TWO

12' 6" x 10' 5" (3.81m x 3.18m)



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## BEDROOM THREE

11' 2" x 10' 8" (3.4m x 3.25m)

## BEDROOM FOUR

10' 8" x 7' 9" (3.25m x 2.36m)

## BATHROOM

8' 4" x 6' 2" (2.54m x 1.88m)

## THE REAR

To the rear of the property is a lovely enclosed garden offering a peaceful outdoor retreat. The space features a paved patio area ideal for entertaining and dining, complemented by a low maintenance layout and a neat boundary fence providing privacy. The conservatory opens directly onto the garden, creating a seamless transition between indoor and outdoor living.



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## GARAGE

17' 1" x 8' 9" (5.21m x 2.67m)

## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering



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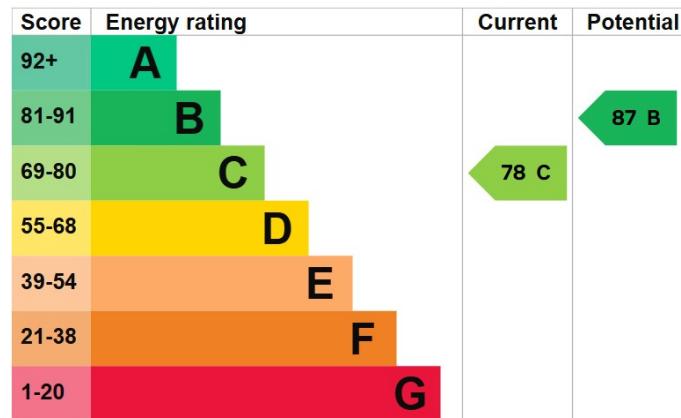
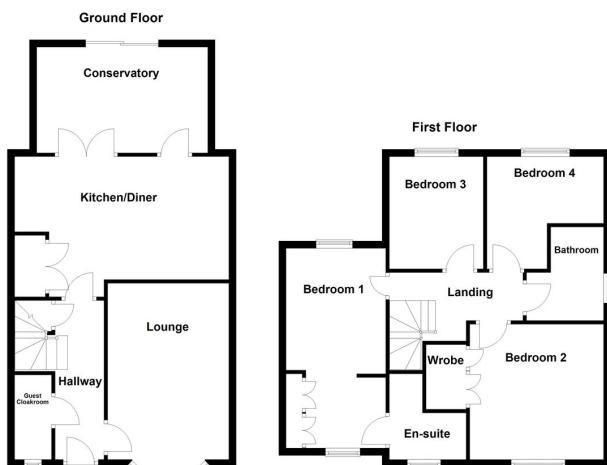
Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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.



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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