



Chestnut Close

Kingsbury, Tamworth, , B78 2JA

£280,000

Property Features

- Beautifully presented three bedroom semi-detached home
- Located in the popular village of Kingsbury
- Spacious living room and separate dining area
- Bright conservatory overlooking the rear garden
- Well-appointed fitted kitchen with ample storage
- Principal bedroom with dedicated wardrobe area
- Bedroom Two currently utilised as a dressing room with six large built-in wardrobes
- Stylish family bathroom with walk-in shower
- Garage and generous block-paved driveway
- No upward chain

Full Description

Situated in the popular village of Kingsbury, this well presented three bedroom semi-detached home offers spacious and flexible accommodation, ideal for modern family living. The property has been thoughtfully maintained throughout and benefits from a generous rear garden, a garage, a bright conservatory and a versatile layout that can easily adapt to a variety of lifestyles.

Designed with both comfort and practicality in mind, the home features a welcoming lounge, an open dining room, a well-appointed kitchen and three well-proportioned bedrooms. A particular highlight is Bedroom Two, which is currently utilised as an impressive dressing room complete with six large built-in wardrobes, while retaining the flexibility to be reinstated as a spacious double bedroom if required.

This property has no upward chain.

THE FORE

The property occupies an attractive position within an established residential area and enjoys a smart frontage with a generous block-paved driveway providing ample off-road parking. The garage offers additional storage or secure parking and further enhances the practicality of the home. A neatly maintained exterior creates an excellent first impression, while the driveway and entrance combine to provide both convenience and kerb appeal. The home's semi-detached design and well-kept surroundings make it an appealing choice for a wide range of buyers.

GROUND FLOOR

The entrance hall provides a warm welcome and leads into the principal living accommodation. The spacious living room is filled with natural light and offers a comfortable setting for everyday family life, flowing seamlessly into the



dining room to create an excellent space for entertaining and larger gatherings.

The dining room enjoys an open feel with direct access to the conservatory, which overlooks the rear garden and provides an additional reception area that can be enjoyed throughout the seasons. The fitted kitchen offers an excellent range of cabinetry, generous worktop space and room for appliances, making it both practical and functional for everyday living.

LIVING ROOM

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

KITCHEN

6' 5" x 12' 3" (1.96m x 3.73m)

DINING ROOM

12' 3" x 13' 7" (3.73m x 4.14m)

FIRST FLOOR

The first floor offers three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom is a generous double and benefits from a dedicated wardrobe area, creating excellent storage while maintaining a spacious and comfortable sleeping environment.

Bedroom Two is currently configured as an exceptional dressing room, featuring six large built-in wardrobes that provide an abundance of storage. This versatile room can easily be utilised as a spacious double bedroom once again if preferred. Bedroom Three offers further flexibility as a comfortable bedroom, nursery or home office, while the contemporary family bathroom is fitted with a modern suite including a walk-in shower, completing the accommodation.

BEDROOM ONE

11' x 12' (3.35m x 3.66m)

BEDROOM TWO/DRESSING ROOM

6' 9" x 13' 7" (2.06m x 4.14m)

BEDROOM THREE

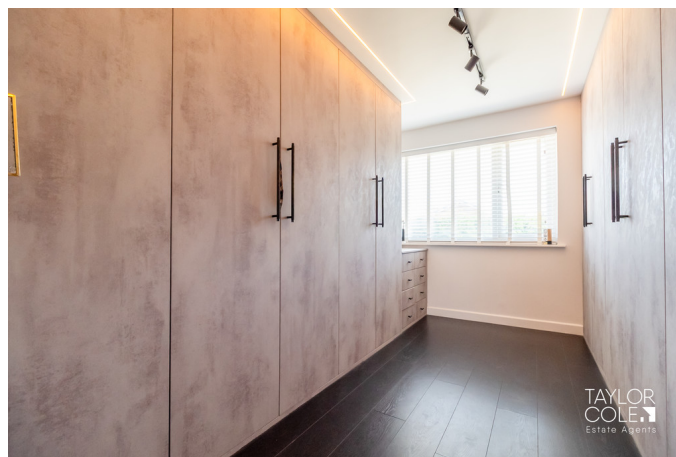
10' 9" x 6' 6" (3.28m x 1.98m)

BATHROOM

11' 8" x 6' 6" (3.56m x 1.98m)

THE REAR

The rear garden has been thoughtfully landscaped to create an attractive outdoor space, with a generous lawn



complemented by patio seating areas that are perfect for outdoor dining, entertaining or relaxing during the warmer months. Mature hedging and established planting provide a pleasant outlook together with a good degree of privacy. The conservatory and living room both open directly onto the garden, creating an excellent connection between the indoor and outdoor living spaces. Whether enjoying family time, hosting guests or simply unwinding, the rear garden provides a wonderful extension of the home.

CONSERVATORY

9' 8" x 11' 8" (2.95m x 3.56m)

ANTI MONEY LAUNDERING

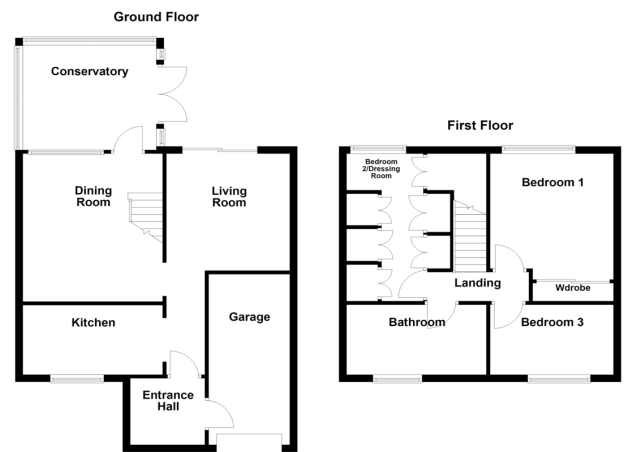
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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