



The Larches, Kingsbury
Tamworth, B78 2PA

£190,000

Kingsbury

£190,000



Stepping inside, the entrance hall provides access to a useful storage cupboard and leads through to the spacious living room.

Positioned at the front of the property, the living room enjoys plenty of natural light from the front-facing window and features an attractive fireplace with surround and electric fire, creating a welcoming focal point.

The breakfast kitchen is fitted with a range of matching wall and base units, complemented by coordinating worktops and a tiled splashback and duplet rear-facing windows along with a door provide views of and access to the rear garden.

The first-floor landing provides access to both bedrooms and the modern bathroom.

Outside, the private rear garden has been designed for low-maintenance living, with a paved patio leading onto a lawn enclosed by fencing on all three sides.

A gated rear access provides the added convenience of an additional parking space.





Property Specification

Living Room

4.90m (16'1") max x 3.76m (12'4")

Breakfast Kitchen

3.76m (12'4") x 2.59m (8'6")

Landing

Bedroom 1

3.51m (11'6") x 2.59m (8'6")

Bedroom 2

3.15m (10'4") x 2.31m (7'7")

Bathroom

2.51m (8'3") x 1.47m (4'10")



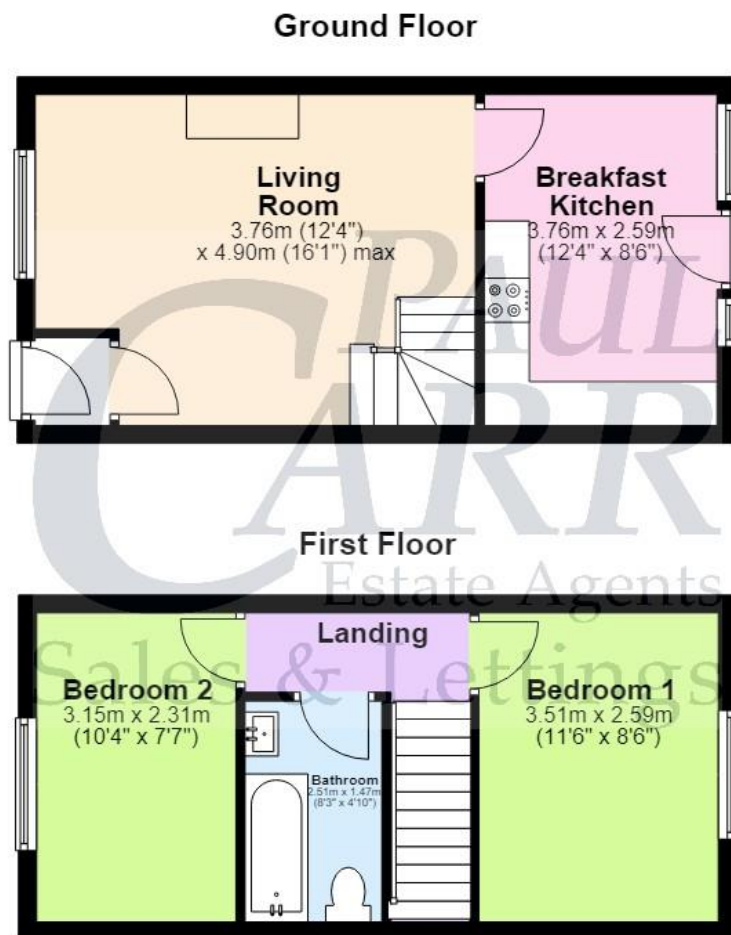
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Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

