



64 Canning Road, Tamworth, B77 3JX
£260,000

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Bedrooms: 3 | Bathrooms: 1 | Receptions: 1
EPC Rating: D
Council Tax Band: B

Please Quote Ref, JK1493

Beautifully Modernised Three-Bedroom Home – Offered with No Upward Chain.

Welcome to 64 Canning Road, a superbly presented three-bedroom home that has been thoughtfully updated and meticulously maintained, making it an ideal choice for first-time buyers, growing families, or anyone seeking a property ready to move straight into.

Situated on the popular Canning Road in the sought-after Glascombe area of Tamworth, this property enjoys a convenient location close to a variety of local amenities, with Woodlands Primary School positioned directly opposite.

The property is approached via an attractive frontage, featuring a well-kept front garden and a driveway providing off-road parking, leading to an external garage. From the moment you arrive, the property offers excellent kerb appeal.

Inside, a bright and welcoming entrance hall with useful understairs storage leads through to the kitchen, while a spacious lounge/dining room stretches almost the full length of the property. This impressive living space provides the perfect setting for both everyday family life and entertaining, with direct access to the beautifully maintained rear garden.

The kitchen is presented to an exceptional standard, featuring stylish cabinetry, generous worktop space and ample storage. A convenient ground-floor WC and additional access to the outside complete the downstairs accommodation.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom comprising a bath with shower over, a modern wash hand basin, WC, and a useful airing cupboard.

Externally, the rear garden is a real highlight, offering a private and well-maintained outdoor space with multiple seating and patio areas, a neatly kept lawn, attractive shrub borders, and a garden shed for additional storage. The garage benefits from an electric door and a window overlooking the garden, providing excellent versatility and practicality.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

Anti-Money Laundering (AML) Regulations:

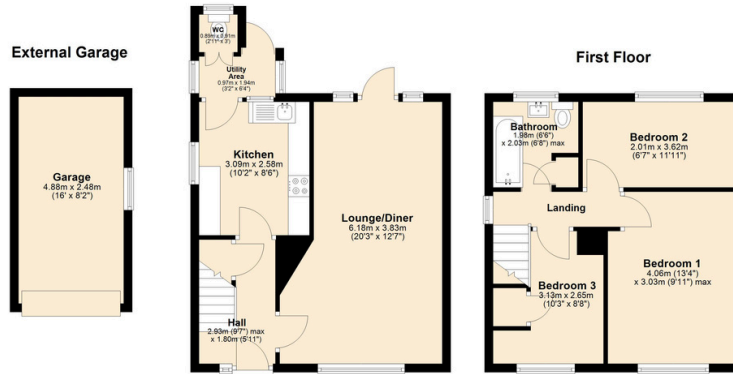
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We appreciate your cooperation in helping us comply with anti-money laundering regulations. In addition to the traditional requirement for photographic identification and proof of address, James Kidd Ltd may also employ an electronic verification system to fulfil our AML obligations. This system allows us to verify your identity using basic personal details. You understand that we will conduct this search solely for the purpose of verifying your identity. Any personal data provided will be used exclusively for anti-money laundering compliance. Please note there will be a nominal charge payable by each buyer to cover the cost of these AML checks.





Ground Floor



Total area: approx. 85.4 sq. metres (918.7 sq. feet)
64 Canning Road, Tamworth









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