



Coventry Road, Kingsbury, Tamworth

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## Property Description

We are pleased to offer for sale this large family home featuring five double bedrooms with a driveway. Being set in the popular village location of Kingsbury with easy access to motorway links and Tamworth with its shopping and leisure facilities, also being just across the road from the beautiful Kingsbury water park, this family home has the perfect layout and location for modern family living.

This home comprises of, Reception hall, guest wc, lounge, kitchen diner, first floor landing with three double bedrooms, the master bedroom having an en-suite and further bathroom, second floor landing with two further double bedrooms and a shower room. Outside there is parking with pathway leading to the rear garden with patio area and raised borders.

## Entrance Hallway

Double glazed door to front elevation, stairs to first floor accommodation, under stairs storage and all doors off.

## Guest W.C

W.C, wash hand basin, central heating radiator and tiled flooring.

## Lounge

19' 10" max x 12' max ( 6.05m max x 3.66m max )  
Two double glazed windows to front elevation, double glazed window to side elevation, two central heating radiators and feature log burner with brick surround and hearth.

## Kitchen/ Diner

18' 7" max x 11' 4" max ( 5.66m max x 3.45m max )  
Double glazed window to side elevation, double glazed double opening doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted double oven, hob, extractor fan, dishwasher, tiling to splash prone areas.

## Utility Room

Wall and base storage units, space and plumbing for washing machine.

## Landing

Double glazed window to side elevation and stairs to second floor accommodation.

## Bedroom One

14' max x 11' 4" max ( 4.27m max x 3.45m max )  
Two double glazed windows to rear elevation and central heating radiator.

## En-Suite

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle, central heating radiator and tiling to splash prone areas.

## Bedroom Two

12' max x 10' 2" max ( 3.66m max x 3.10m max )  
Double glazed window to front elevation and central heating radiator.

## Bedroom Five

10' 3" max x 9' 5" max ( 3.12m max x 2.87m max )  
Double glazed window to front elevation.

## Second Floor Landing

Built in storage areas.

## Bedroom Three

11' 4" max x 11' 4" max ( 3.45m max x 3.45m max )  
Double glazed window to front elevation and central heating radiator.

## Bedroom Four

11' 4" max x 8' 10" max ( 3.45m max x 2.69m max )  
Double glazed window to front elevation.

## Shower Room

Shower cubicle, W.C, wash hand basin, central heating radiator.

## Front Garden

Block paved driveway providing ample off road parking, access to the rear and pathway to front door.

## Rear Garden

Paved patio area, fencing to boundaries, large storage shed/ workshop.

## Storage Shed/ Workshop

Power and lighting.

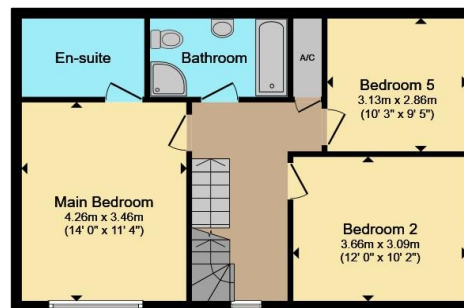




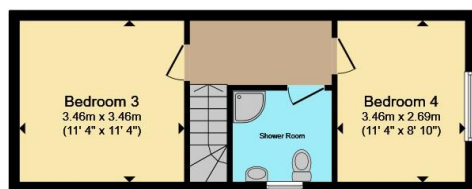




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 143.9 m<sup>2</sup> (1,549 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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1 Bolebridge Street  
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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: TAM207340 - 0007