



Chestnut Close

Kingsbury, Tamworth, B78 2JA

Offers Over £205,000

Property Features

- Two Bedroom Semi-Detached Home
- In a quiet cul-de-sac in the Popular Village of Kingsbury
- Spacious and Bright Living Room
- Contemporary Fitted Kitchen with Modern White Units
- Two Well-Proportioned Bedrooms
- Family Bathroom with Shower
- Generous Off-Road Parking to the Front
- Impressively Spacious, partially Paved Rear Garden
- Useful Garden Shed and Established Boundary Planting
- Ideal for First-Time Buyers, Downsizees or Investors

Full Description

Situated within a quiet cul-de-sac in the popular village of Kingsbury, this well-presented two-bedroom semi-detached home offers a fantastic opportunity for first-time buyers, downsizers or those looking to add to their property portfolio. With a practical layout, bright and spacious accommodation and a particularly generous rear garden, the property combines comfortable everyday living with plenty of potential to make it your own.

The accommodation comprises a welcoming entrance hall, a spacious living room, a contemporary fitted kitchen, two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from off-road parking to the front and an impressive, partially paved rear garden, providing an excellent space for outdoor entertaining and relaxation.

THE FORE

Approaching the property, you are greeted by a traditional brick-built exterior which gives the home a smart and welcoming appearance. The property occupies a pleasant position within an established residential setting, with its semi-detached design providing a practical and appealing home.

A particular advantage is the generous paved frontage, offering valuable off-road parking and convenient access to the property. The low-maintenance approach is ideal for busy households, whilst the entrance provides a welcoming introduction to the accommodation within.

GROUND FLOOR

Stepping inside, the entrance hall provides access to the principal ground floor accommodation, with a useful built-in storage cupboard in the living room offering additional practicality. The living room is particularly impressive in its proportions, providing a bright and versatile space with



ample room for comfortable seating and additional furnishings. Natural light enters through the windows, whilst the neutral decor and fitted carpet create a welcoming atmosphere. The staircase is conveniently incorporated into the room, allowing the generous floor space to be utilised effectively.

Positioned separately from the living room, the kitchen offers a contemporary and functional setting for everyday cooking. Fitted with a selection of modern white wall and base units, contrasting work surfaces and tiled splashbacks, the kitchen provides a smart and practical arrangement with useful preparation and storage space. Integrated cooking appliances and a window allowing natural light to fill the room further enhance its appeal, creating an attractive kitchen that complements the accommodation beautifully.

LIVING ROOM

12' 2" x 20' 6" (3.71m x 6.25m)

KITCHEN

6' 5" x 14' 8" (1.96m x 4.47m)

FIRST FLOOR

Ascending to the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom. Bedroom one is a comfortable double room, offering ample space for a double bed and additional bedroom furniture. The room benefits from natural light, neutral decor and fitted carpeting, creating a relaxing environment that can be personalised to suit individual tastes. Its proportions make it particularly well suited as the principal bedroom. Bedroom two offers further versatility, providing an excellent opportunity to accommodate a second bedroom, nursery, guest room or dedicated home office depending on the requirements of the purchaser. Completing the first floor is the family bathroom, fitted with a white suite comprising a bath with overhead shower, wash hand basin and WC. The bathroom also benefits from a window providing natural light, whilst the landing incorporates additional built-in storage for everyday convenience.

BEDROOM ONE

9' 4" x 10' 3" (2.84m x 3.12m)

BEDROOM TWO

6' 6" x 10' (1.98m x 3.05m)

BATHROOM

5' 3" x 6' 6" (1.6m x 1.98m)



THE REAR

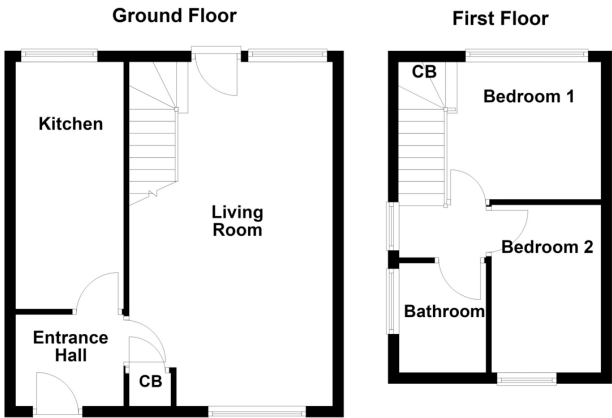
One of the standout features of this property is undoubtedly the generously proportioned rear garden, offering an impressive amount of outdoor space with excellent potential for a variety of uses. Partially paved, the garden provides an expansive and practical setting for outdoor furniture, summer gatherings and alfresco dining. Its low-maintenance design makes it particularly appealing for those seeking an enjoyable outdoor space without the upkeep associated with a traditional lawn.

The garden is further enhanced by established planting, mature shrubs and greenery around the boundaries, adding character and a pleasant natural backdrop to the paved areas. A useful garden shed provides additional storage, whilst the overall size of the garden offers plenty of scope for purchasers to introduce their own decorative features, seating areas or planting arrangements. Whether enjoying a quiet afternoon outdoors or entertaining family and friends, this substantial garden is a fantastic extension of the living accommodation.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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