



Kettlebrook Road
Tamworth, B77 1AX

£264,000

Property Features

- Modern three bedroom mid-terraced home
- Two further well proportioned bedrooms
- Spacious living room with front aspect window
- Contemporary family bathroom
- Open plan kitchen and dining room with garden access
- Enclosed rear garden with patio and lawn
- Ground floor WC
- Allocated parking space to the front of the property
- Principal bedroom with en suite shower room
- Additional parking located to the rear behind the garden

Full Description

Situated within the popular residential area of Kettlebrook, this well presented three bedroom mid-terraced home offers modern accommodation ideally suited to first time buyers, young families or those looking to move into a ready to enjoy property. The home benefits from a spacious living room, an open plan kitchen and dining area, three bedrooms including a principal bedroom with en suite, and a private rear garden. One of the standout features of this property is its attractive setting close to the nearby canal, providing pleasant surroundings and opportunities for peaceful walks right on the doorstep. Combined with convenient parking to both the front and rear, the property offers a practical and comfortable lifestyle in a well connected residential location.

THE FORE

The property enjoys a pleasant position within the development, with a dedicated parking space located directly to the front for convenient day to day use. A pathway leads to the entrance door which opens into a welcoming hallway, setting the tone for the well maintained accommodation throughout.

The surrounding area is quiet and family friendly, with similar modern homes nearby. The close proximity to the canal adds an attractive natural element to the setting, offering scenic walking routes and a more open feel to the local environment.

GROUND FLOOR

Upon entering the property, the entrance hall provides access to the staircase and a convenient ground floor WC. The living room is positioned to the front of the home and offers a comfortable and inviting space for relaxing, with a large window allowing plenty of natural light to fill the room. The layout easily accommodates a range of seating arrangements, making it a practical space for everyday



living.

To the rear of the property is the open plan kitchen and dining room which forms the heart of the home. The kitchen is fitted with a modern range of wall and base units complemented by generous worktop space and integrated appliances. The dining area provides ample room for a family table and benefits from direct access to the rear garden, creating a bright and sociable environment ideal for both family life and entertaining guests.

LIVING ROOM

13' 3" x 10' 6" (4.04m x 3.2m)

OPEN PLAN KITCHEN/DINING ROOM

18' 6" x 17' 6" (5.64m x 5.33m)

WC

6' 7" x 3' (2.01m x 0.91m)

FIRST FLOOR

The first floor comprises three well proportioned bedrooms arranged around a central landing with built in storage. The principal bedroom offers comfortable double proportions and benefits from its own en suite shower room, providing a private and convenient space for homeowners.

Bedrooms two and three provide flexible accommodation and can easily serve as children's bedrooms, guest rooms or a home office depending on the needs of the buyer. The family bathroom is fitted with a modern suite including bath with shower over, wash basin and WC, serving the remaining bedrooms.

BEDROOM ONE

10' 9" x 10' 5" (3.28m x 3.18m)

BEDROOM ONE EN-SUITE

7' 7" x 3' 4" (2.31m x 1.02m)

BEDROOM TWO

11' 1" x 8' 4" (3.38m x 2.54m)

BEDROOM THREE

8' 8" x 7' 6" (2.64m x 2.29m)

BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)

THE REAR

The rear garden offers an enclosed and private outdoor



space designed for both relaxation and low maintenance living. A paved patio area provides an ideal setting for outdoor dining or summer entertaining, while the lawned section offers space for children to play or for gardening enthusiasts to enjoy.

Beyond the garden is an additional parking space located to the rear of the property, providing further practicality for homeowners and visitors. The nearby canal and surrounding green spaces enhance the overall appeal of the location, creating a pleasant outdoor environment just moments from the property.



ANTI MONEY LAUNDERING

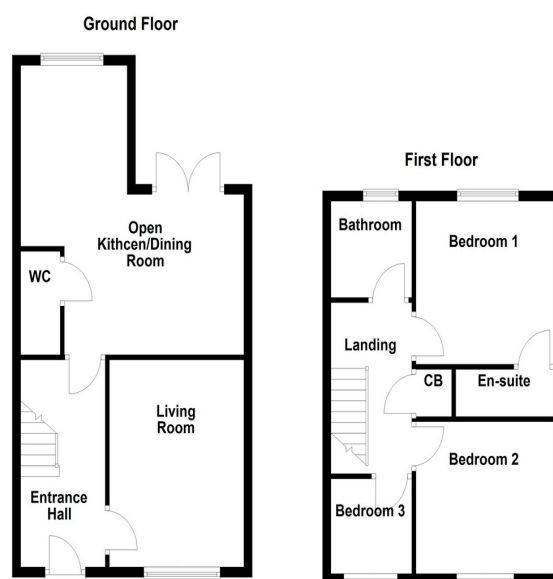
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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