



Kensington Drive

Tamworth, Staffordshire, B79 8RE

£445,000

Property Features

- Attractive detached family home in a sought-after location
- Four well-proportioned bedrooms including a principal bedroom with en-suite
- Spacious living room and formal dining room
- Modern fitted kitchen opening to a bright conservatory
- Ground floor guest cloakroom and separate utility room
- Integral garage providing storage and parking options
- Driveway parking at the front of the property
- Family bathroom serving three additional bedrooms
- Private, mature rear garden with lawn and patio areas
- Excellent access to local schools, amenities, and transport links

Full Description

This attractive detached family home offers spacious accommodation across two floors, a well-balanced layout, and a beautiful garden, making it an ideal choice for growing families.

THE FORE

At the front, the property has a smart exterior with driveway parking and an integral garage, offering both practicality and curb appeal.

GROUND FLOOR

On the ground floor, the welcoming hallway leads to a generous living room, a formal dining room, and a modern fitted kitchen. From here, a bright conservatory opens directly onto the garden, creating a wonderful space for entertaining or relaxing. The ground floor also benefits from a utility room, a guest cloakroom, and access to the garage.

DINING ROOM

10' 6" x 9' 6" (3.2m x 2.9m)

WC

2' 9" x 6' 5" (0.84m x 1.96m)

LIVING ROOM

15' 1" x 11' 8" (4.6m x 3.56m)

KITCHEN

10' 3" x 9' 6" (3.12m x 2.9m)

UTILITY ROOM

6' 5" x 5' 1" (1.96m x 1.55m)

CONSERVATORY

14' 3" x 10' 9" (4.34m x 3.28m)



GARAGE

17' 9" x 8' 1" (5.41m x 2.46m)

FIRST FLOOR

The first floor provides four well-proportioned bedrooms. The principal bedroom enjoys the privacy of its own en-suite shower room, while the remaining three bedrooms are served by a family bathroom. The layout provides flexibility, with one bedroom ideal as a nursery, study, or guest room.

BEDROOM ONE

12' 7" x 14' 1" (3.84m x 4.29m)

BEDROOM ONE EN-SUITE

5' 2" x 6' 2" (1.57m x 1.88m)

BEDROOM TWO

9' x 11' 7" (2.74m x 3.53m)

BEDROOM THREE

8' 9" x 9' 1" (2.67m x 2.77m)

BEDROOM FOUR

7' 5" x 8' 8" (2.26m x 2.64m)

BATHROOM

6' 5" x 6' 4" (1.96m x 1.93m)

THE REAR

To the rear, the home boasts a beautifully maintained garden with a mix of lawn and patio areas, offering an inviting outdoor retreat for family life, summer dining, and entertaining. Mature planting provides a sense of privacy and greenery.

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.

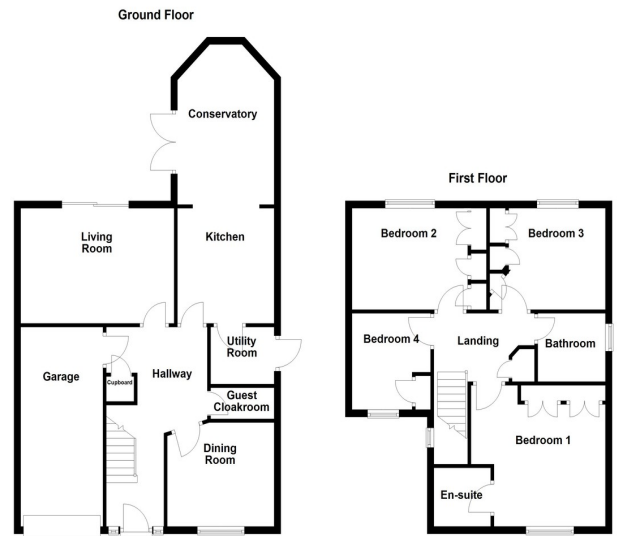
TENURE

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	60 D	
39-54	E		
21-38	F		
1-20	G		

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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