



Kensington Drive  
Tamworth, B79 8RE

£369,950

# Property Features

- Three-storey townhouse offering spacious and versatile living
- Open-plan kitchen/diner/sunroom with garden access
- First-floor living room providing a separate relaxation space
- Four well-proportioned bedrooms across upper floors
- Main bedroom with en-suite shower room
- Family bathroom plus two additional WCs
- Integral garage with internal access
- Driveway parking to the front
- Low-maintenance rear garden with decking/patio areas
- Close to local amenities

## Full Description

This impressive three-storey townhouse offers spacious and versatile living accommodation, ideal for modern family life. Thoughtfully arranged across three levels, the property combines open-plan living with multiple bedrooms and flexible spaces, making it well-suited to both growing families and those working from home.

The home is well-presented throughout, featuring a contemporary open-plan kitchen/dining/sunroom on the ground floor, a generous first-floor living room, and well-proportioned bedrooms across the upper levels. With the added benefit of a garage, private outdoor space, and en-suite facilities, this property delivers both comfort and practicality in equal measure.

### THE FORE

To the front, the property enjoys an attractive and well maintained appearance, with a driveway providing off road parking and access to the garage. The setting is neat and welcoming, enhancing the overall kerb appeal.

The surrounding area is similarly well kept, offering a pleasant residential environment that is well suited to families.

### GROUND FLOOR

The ground floor centres around a superb open-plan kitchen/diner/sunroom, creating a bright and sociable hub of the home. The kitchen is well-equipped with ample worktop and storage space, flowing seamlessly into a dining area and further into the sunroom, which enjoys views and access to the rear garden.

Additional ground floor features include a WC, storage cupboard, and internal access to the garage, offering



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excellent practicality. This level is ideal for entertaining and day-to-day family living.

#### WC

2' 6" x 4' 1" (0.76m x 1.24m)

#### GARAGE

8' 1" x 17' (2.46m x 5.18m)

#### OPEN PLAN KITCHEN/DINING/SITTING ROOM

15' 4" x 22' 8" (4.67m x 6.91m)

#### FIRST FLOOR

The first floor hosts a spacious living room, providing a comfortable and private retreat away from the main entertaining space below. This level also includes two bedrooms (Bedroom 3 and Bedroom 4), offering flexibility for use as guest rooms, children's rooms, or a home office.

A further WC on this floor enhances convenience, particularly for family living.

#### LIVING ROOM

13' x 15' 4" (3.96m x 4.67m)

#### WC

3' 9" x 9' (1.14m x 2.74m)

#### BEDROOM THREE

11' 8" x 9' (3.56m x 2.74m)

#### BEDROOM FOUR

6' x 8' 1" (1.83m x 2.46m)

#### SECOND FLOOR

The top floor comprises the principal sleeping accommodation, including a generous main bedroom with en-suite shower room and built-in storage. A further double bedroom (Bedroom 2) and a modern family bathroom complete this level.

This arrangement creates a sense of separation and privacy, ideal for families or those wanting a dedicated main suite.

#### BEDROOM ONE

10' 6" x 13' 2" (3.2m x 4.01m)

#### BEDROOM ONE EN-SUITE



5' 2" x 8' 6" (1.57m x 2.59m)

#### BEDROOM TWO

8' 7" x 12' 9" (2.62m x 3.89m)

#### BATHROOM

6' 3" x 9' 9" (1.91m x 2.97m)

#### THE REAR

To the rear, the property features a low-maintenance garden, designed for both relaxation and entertaining. The space includes decking and patio areas, providing the perfect setting for outdoor dining and socialising.



#### ANTI MONEY LAUNDERING

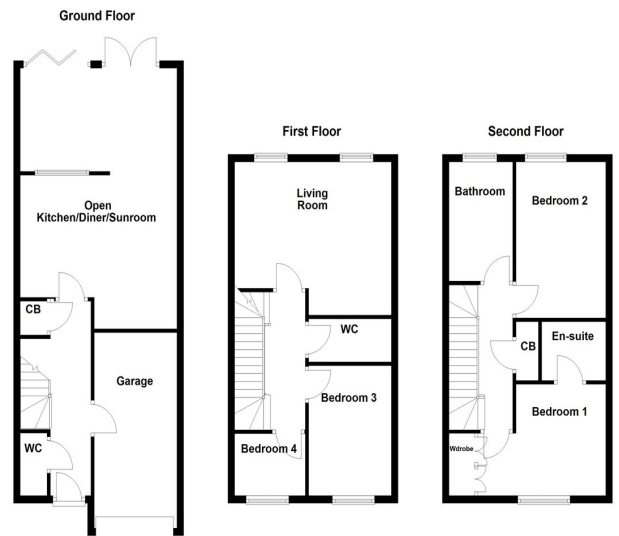
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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	70 C	75 C
55-68	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