



Sycamore Road
Kingsbury, Tamworth, B78 2JE

£249,950

Property Features

- Excellently Positioned Semi-Detached Bungalow
- Superb Cul De Sac Position
- Spacious Family Lounge
- Well-Appointed Kitchen
- Two Double Bedrooms
- Sleek Shower Room
- Beautifully Landscaped Rear Garden
- Single Garage & Off Road Parking
- Close to Local Amenities
- Freehold & No Onward Chain

Full Description

Situated in an exclusive and discreet position within a development of just two properties, this excellently positioned and deceptively spacious semi-detached bungalow offers a rare opportunity to enjoy peaceful living in the heart of Kingsbury.

Surrounded by a wealth of local amenities, this charming home is ideally located near well-regarded nature parks and popular eateries, making it a highly desirable choice for those seeking convenience and tranquillity in equal measure.

THE FORE

As you approach the property, the attractive front aspect is immediately welcoming, featuring a generous gravelled driveway that provides ample parking for multiple vehicles. A semi-detached single garage offers additional practicality, while vibrant flowerbeds brimming with colourful flora add a touch of natural beauty to the entrance.

INTERNAL

Stepping inside, the thoughtfully designed layout maximizes both space and functionality. The welcoming reception hallway leads through to a superb family lounge positioned at the rear of the home, where sliding doors seamlessly connect the interior with the beautifully landscaped garden.

Adjacent to the lounge, the well-appointed kitchen boasts a timeless selection of units complemented by tasteful tiled surrounds, ensuring both style and practicality.



Two wonderfully proportioned bedrooms sit at the front of the property, each benefitting from sleek built-in storage solutions that enhance the sense of space and organization.

Completing the internal accommodation is a modern and stylish shower room, fitted with a contemporary three-piece suite and water-resistant surrounds for added convenience.

RECEPTION HALL

LOUNGE/DINER

20' 6" x 11' 3" (6.25m x 3.45m)

KITCHEN

10' 11" x 7' 1" (3.35m x 2.16m)

BEDROOM ONE

14' 2" x 10' 0" (4.34m x 3.05m)

BEDROOM TWO

11' 3" x 8' 9" (3.45m x 2.67m)

WET ROOM

OUTSIDE

REAR GARDEN

Outside, the rear garden has been thoughtfully landscaped with a low-maintenance approach, providing a private and relaxing outdoor retreat. A slab-paved patio offers an ideal spot for outdoor seating and dining, while an adjacent artificial lawn ensures year-round greenery with minimal upkeep.

The garden is bordered by well-maintained flowerbeds and enclosed by secure timber fencing, offering a perfect balance of seclusion and charm.

GARAGE



ANTI MONEY LAUNDERING

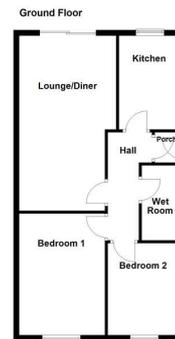
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		84 B
69-80	C		
55-68	D	66 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 and 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