



Cross Street

Kettlebrook, Tamworth, B77 1AS

£169,000

# Property Features

- Traditional terraced home in Tamworth town center.
- Excellent potential for First Time Buyers or investors
- Through hall leading to front sitting room & rear living room
- Fitted kitchen with ample storage and workspace
- Reconfigured first floor with three bedrooms & a family bathroom
- Private rear garden
- external WC & brick-built storage shed
- Close to local amenities, transport links, and town center attractions
- Spacious layout with potential for further improvement
- Freehold

## Full Description

Nestled in the heart of Tamworth town centre, this traditional three bedroom terraced home presents an excellent opportunity for prospective buyers, offering enormous potential to create a wonderful family home or investment property.

### GROUND FLOOR

Stepping inside, the through hall provides access to both the front sitting room and rear living room, creating a seamless flow between living spaces. The rear living area boasts a feature fireplace, a window overlooking the garden, and stairs leading to the first floor landing. Beyond, a fitted kitchen is equipped with a matching range of wall and base units, offering ample storage and workspace.

### LIVING ROOM

14' 2" x 10' 0" (4.32m x 3.05m)

### SITTING ROOM

11' 8" x 11' 0" (3.56m x 3.35m)

### KITCHEN

8' 0" x 9' 5" (2.44m x 2.87m)



## FIRST FLOOR

Upstairs, the property has been thoughtfully reconfigured by the current owners to accommodate a spacious family bathroom, complete with a modern three-piece suite, alongside three well-proportioned bedrooms, each offering versatility and comfort.

### BEDROOM ONE

10' 4" x 11' 1" (3.15m x 3.38m)

### BEDROOM TWO

11' 8" x 8' 1" (3.56m x 2.46m)

### BEDROOM THREE

8' 7" x 5' 3" (2.62m x 1.6m)

### BATHROOM

8' 7" x 9' 6" (2.62m x 2.9m)

### THE REAR

Externally, the home benefits from an initial courtyard accessible via the kitchen's side entrance door. Steps lead down to a shared path, which provides access to an external WC and brick-built storage shed, while a gated entrance opens to your private rear garden. This outdoor space features a lawn area, surrounding borders, and a freestanding timber shed, perfect for additional storage.





### ANTI MONEY LAUNDERING

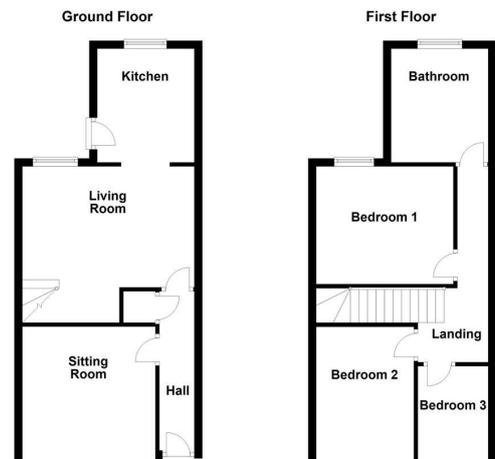
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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