



Elder Close

Kingsbury, Tamworth, , B78 2PB

£235,000



# Property Features

- Attractive three-bedroom semi-detached home in a sought-after residential location
- Close to popular schooling and commuter links
- Spacious open-plan lounge/diner with bay window and French doors to garden
- Fitted kitchen with access to rear garden and space for appliances
- Three well-proportioned bedrooms, including two doubles and a versatile single
- Family bathroom with shower over bath and heated towel rail
- Low-maintenance front garden with artificial lawn and paving
- Generous tarmac driveway with off-road parking and gated side access
- Landscaped rear garden with patio and mature borders, fully enclosed
- Freehold

## Full Description

Bringing to the market this well maintained three bedroom semi-detached home, situated in the popular village location of Kingsbury. Offering spacious and versatile accommodation throughout, along with off-road parking and a low-maintenance rear garden, this property is an ideal choice for first-time buyers, growing families looking to step onto the property ladder, or buyers looking to downsize in a well-regarded area.

### THE FORE

Set back from the road, the property features a contemporary low-maintenance frontage with an artificial lawn, stylish paving details, and a spacious tarmac driveway offering ample off-road parking. Double opening side gates allows direct access to the rear garden, while a front door opens into a welcoming entrance porch.

### GROUND FLOOR

Inside, the ground floor begins with a bright entrance hall featuring wood-effect flooring and access to the staircase. The open-plan lounge and dining area stretches the full depth of the house, creating a versatile and sociable living space. A bay window at the front provides excellent natural light, while French doors at the rear open out to the garden. A feature gas fireplace with a quartz surround adds a stylish focal point. Adjacent to the dining area, the fitted kitchen offers a range of base units, plumbing for appliances, and access to the rear garden, completing the ground floor with both functionality and convenience.

### OPEN LOUNGE / DINING AREA

24' 11" x 11' 3" (7.59m x 3.43m)

### FITTED KITCHEN

9' 0" x 7' 0" (2.74m x 2.13m)





## FIRST FLOOR

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom sits at the front of the house and comfortably accommodates a double bed, with views over the front aspect. The second bedroom overlooks the garden and provides further generous space, while the third bedroom offers flexibility as a child's room, home office, or nursery. The family bathroom features a white suite including a bath with shower over, modern tiled walls, and a heated towel rail.



### BEDROOM ONE

13' 5" x 8' 4" (4.09m x 2.54m)

### BEDROOM TWO

11' 2" x 8' 5" (3.4m x 2.57m)

### BEDROOM THREE

5' 10" x 7' 9" (1.78m x 2.36m)

### BATHROOM

5' 9" x 5' 6" (1.75m x 1.68m)



## THE REAR

The low maintenance rear garden has been landscaped with slabbed paving which continues to the rear boundary, with shaped borders along the rear boundary fence enclosing evergreens and shrubbery, with double gates to the side providing access to the driveway, timber fencing to all boundaries.

## 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

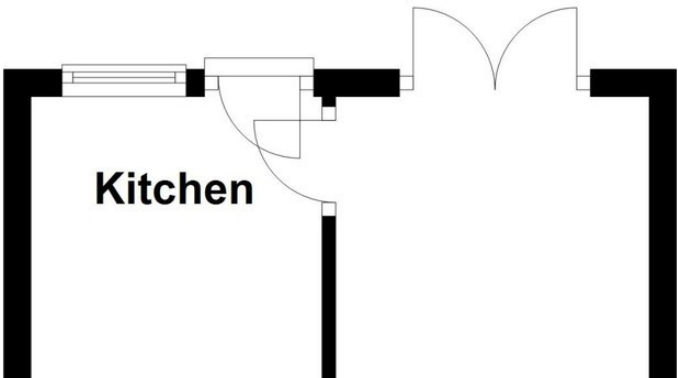
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING





## Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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