



Ash Grove, Kingsbury
Tamworth, B78 2JW

Offers in the Region Of £300,000

Kingsbury

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NO UPWARD CHAIN

THREE BED DETACHED IN KINGSBURY VILLAGE

This wonderfully improved family home is situated in a lovely quiet spot at the end of a cul de sac, in the sought after village of Kingsbury.

With a fantastic curb appeal set back from the road, this home is near Kingsbury Water Park and has easy access to the M42, M6, Coleshill Parkway and Wilnecote/Tamworth Stations.

Approached via a paved driveway with ample parking space for a growing family, the internal accommodation briefly comprises of a welcoming bright entrance hallway with a large store cupboard, flowing through into an impressive spacious living room. There is an open dining area to the rear with modern French doors out to the garden, and a separate kitchen with fitted appliances.

Upstairs off the landing are three double bedrooms, the master in particular boasting an impressive space, and a main family bathroom with separate bath and shower.

Outside is a charming rear garden with social patio areas and a lawn, with fenced enclosure and side access.





Property Specification

NO UPWARD CHAIN
THREE BEDROOM DETACHED FAMILY HOME
BRIGHT SPACIOUS LIVING ROOM
OPEN DINING AREA AND SEPARATE KITCHEN
DOWNSTAIRS SHOWER ROOM

Hallway 7' 9" x 15' 4" (2.36m x 4.67m max)

Lounge 18' 4" x 10' 11" (5.59m x 3.33m)

Dining Area 13' 0" x 7' 9" (3.97m x 2.37m)

Kitchen 10' 11" x 9' 10" (3.33m x 3.00m)

Downstairs Shower Room 7' 1" x 4' 7" (2.17m x 1.40m)

Bedroom One 17' 3" x 10' 3" (5.26m x 3.12m)

Bedroom Two 10' 11" x 7' 8" (3.33m x 2.33m)

Bedroom Three 10' 2" x 8' 9" (3.10m x 2.66m)

Bathroom 8' 0" x 7' 7" (2.43m x 2.31m)

Agent's Note:

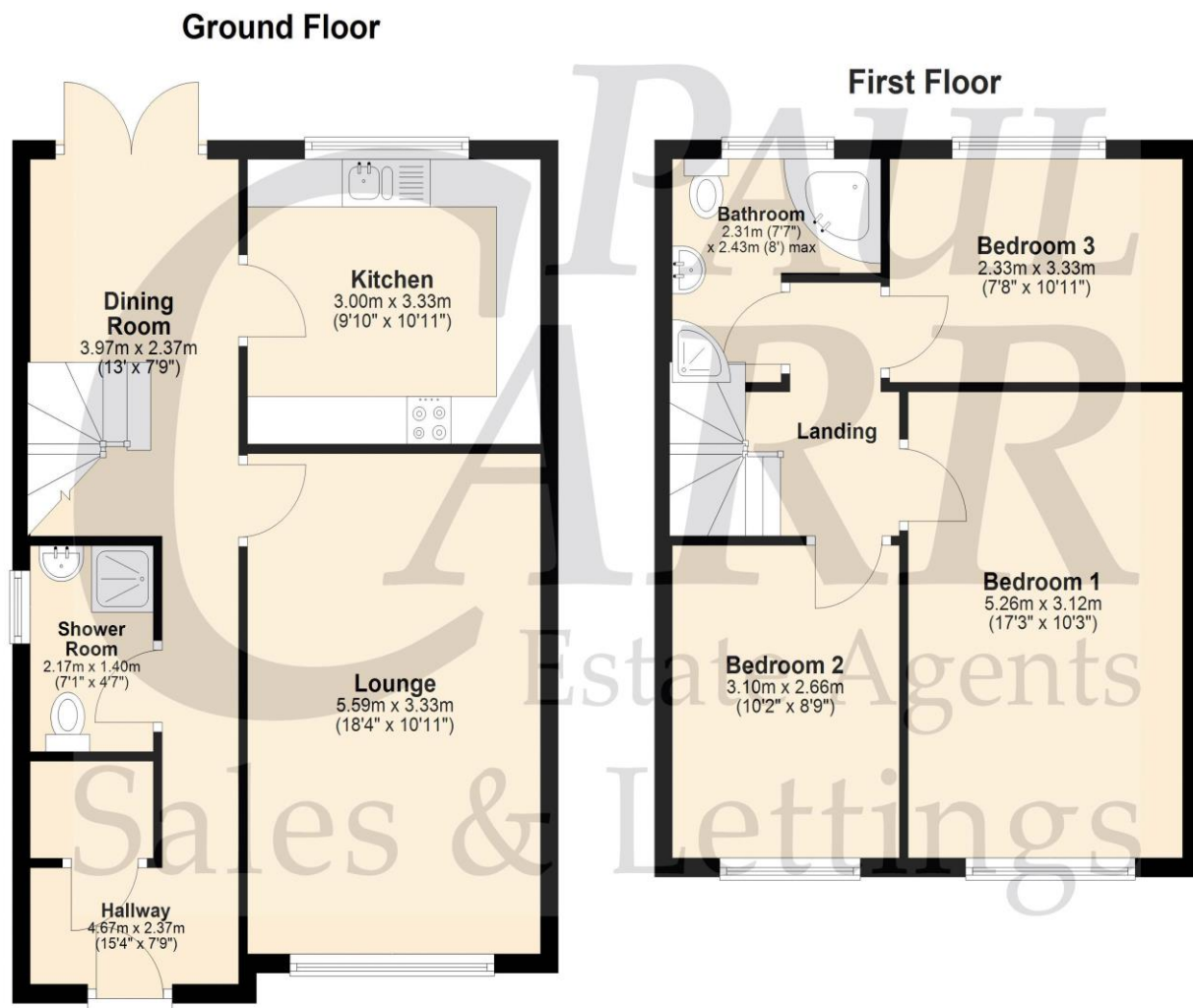
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Came on the market: 18th November 2024

Viewer's Note:

Services connected: Gas/electric/water/drainage
Council tax band: C
Tenure: Freehold
Other Charges: Loft insulated, not boarded

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

