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Vastly improved & extended

D/glazing & C/heating

Extended lounge

Three/Four bed semi detached house

Re-fitted kitchen/dining room

Gr floor bedroom/office



[Ty] **Chestnut Close**  
Tamworth, B78 2JA

**Guide Price £305,000**

### **Entrance Porch**

From double glazed composite door, double glazed window to side, large store cupboard and double glazed door to;

### **Entrance Lobby**

with built in storage cupboard housing hot water tank,

### **Open Kitchen/Dining Room 20' 7" x 12' 4" (6.28m x 3.77m)**

Double glazed window to front aspect, kitchen area re fitted with a range of eye and base level units with contrasting work surfaces over, integral hob and oven with extractor canopy over, single drainer sink unit, plumbing for washing machine and tiled splash backs, to the dining area is feature fire place, radiator and leading to;

### **Lounge 10' 0" x 11' 9" (3.05m x 3.59m)**

Double glazed window and door to rear garden, radiator, television point, wall lights and door to;

### **Bedroom Four/Office/Play room 15' 10" x 7' 2" (4.83m x 2.18m)**

Double glazed French doors to rear garden, radiator, television point and fitted wardrobes.

### **First floor landing**

With access to loft space and doors to;

### **Bedroom One 13' 5" x 7' 2" (4.10m x 2.18m)**

Double glazed windows to front and rear aspects, radiator and television point.

### **Bedroom Two 10' 3" x 9' 3" (3.13m x 2.83m)**

Double glazed window to rear aspect, radiator and built in storage cupboard.

### **Bedroom Three 10' 2" x 6' 8" (3.10m x 2.03m)**

Double glazed window to front aspect and radiator

### **Family Bathroom 7' 10" x 5' 5" (2.40m x 1.66m)**

Double glazed window to side aspect, fitted suite comprising low level WC, wash basin, panelled bath with mixer tap and shower attachment, radiator and tiled wash areas

### **Externally**

To the front of the property is ample off road parking for several vehicles. To the rear is an enclosed and private low maintenance garden with paved patio and covered seating area, sleepers leading to raised lawn with artificial grass, borders and garden shed.