



**Sycamore Road, Kingsbury, Tamworth, B78 2JE**

NO ONWARD CHAIN

**Asking Price: £200,000 (Offers Over)**



# Sycamore Road, Kingsbury, Tamworth, B78 2JE

## DESCRIPTION

Situated within the ever popular village of Kingsbury is this delightful three bedroom semi detached family home. Ideally placed for access to all commuter routes and local transport links the property in brief comprises of entrance hall, lounge/dining room, kitchen, garage, three bedrooms and a family bathroom. There is a large lawned area to front and side and to the rear is an low maintenance enclosed garden.



#### Lounge/Diner

*11ft 6" widest by 9ft 7" narrowest x 23ft 6"*

carpeted, double glazed bow window to front and side, feature fire place, ceiling lights, power points, radiator

#### Kitchen

*8ft 6" x 10ft*

a range of wall and base units, tiled splash back, stainless steel sink and drainer, double glazed window to side, built-in cupboard

#### Garage

*16ft 6" x 8ft 3"*

up and over door, power point

#### Entrance Hall

wood effect laminate flooring, radiator, ceiling light, stairs to first floor

#### Bedroom 1

*13ft 6" x 10ft 2"*

carpeted, double glazed window to front, ceiling light, power point, radiator

#### Bedroom 2

*10ft 3" x 8ft 2"*

carpeted, radiator, double glazed windows to front, ceiling light, power point

#### Bedroom 3

*8ft 5" x 7ft 6"*

carpeted, double glazed windows to front, ceiling light, power point, radiator, built-in cupboard

#### Bathroom

*9ft 7" x 5ft 6"*

walk-in shower, sink and low flush w.c incorporated into vanity unit, part tiled walls, double glazed windows to side

#### Rear garden

Enclosed rear garden with seating area and wooden outbuilding



# Energy Performance Certificate

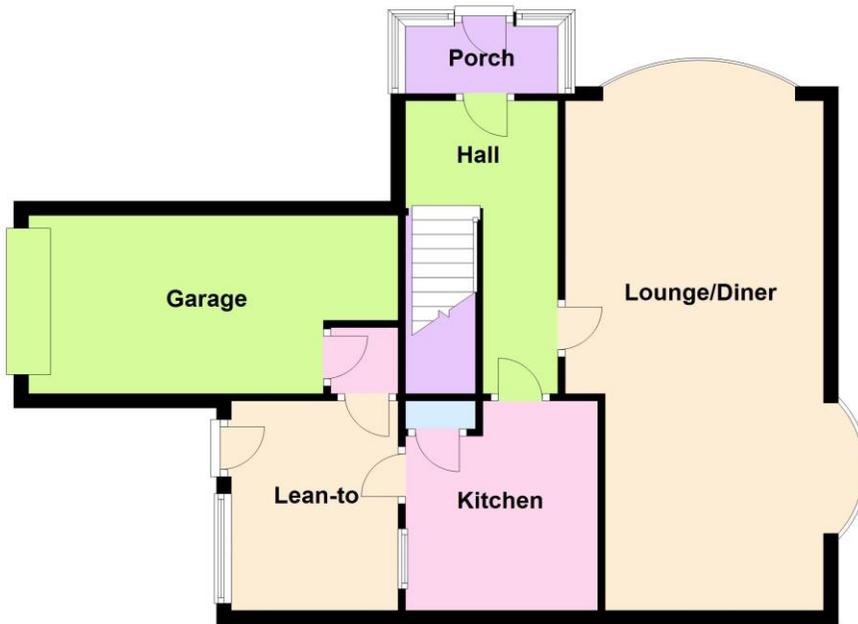
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**Ground Floor**  
Approx. 63.6 sq. metres (684.3 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 103.7 sq. metres (1115.9 sq. feet)

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## OPENING HOURS

Hunters opening hours – 9am - 5.30pm Monday to Friday  
and Saturday 9am - 3.30pm Closed on Sunday



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