

**Mark  
Webster**  
estate agents



Clifford Close  
Glascote

**£325,000**

\*\*\* BRAND NEW TWO BEDROOM DETACHED BUNGALOW ~ VERY QUIET LOCATION ~ DESIRABLE CLOSE ~ READY TO MOVE IN \*\*\*. For sale with MARK WEBSTER estate agents is this delightful bungalow that's perfectly positioned briefly comprising: Through hallway, modern kitchen, lounge, two bedrooms, modern shower room, driveway and a private rear garden. Viewing is essential.

If you are looking for a brand new low maintenance bungalow, this could be the one for you. This beautiful two bedroom detached bungalow is located in this quiet close in Glascote being walking distance to local amenities and nearby bus stop. The bungalow has been fitted to an extremely high standard with a modern high end kitchen, luxury shower room, oak doors, triple glazing and landscaped gardens. Early viewing is considered essential.

### THROUGH HALLWAY

Having an attractive opaque double glazed composite style entrance door, luxury vinyl tile wooden effect flooring, access to the roof storage space, single panelled radiator, oak door to a good sized storage cupboard that also houses the Baxi central heating boiler and further oak doors leading off to...

### LOUNGE

**13' 8" x 9' 7" (4.17m x 2.92m)**

Triple glazed window to front aspect, double panelled radiator and a wall hung electric feature fire.

### KITCHEN

**9' 10" x 8' 10" (3m x 2.69m)**

Triple glazed window to front aspect, opaque double glazed composite stable style side entrance door, luxury vinyl tile wooden effect flooring, wide range of modern white high gloss style kitchen units, wooden square edge work surfaces, integrated fridge freezer, space and point for a gas cooker with a stainless steel extractor hood above, plumbing for a washing machine, further appliance space, ceramic sink and tiled splash backs.

### BEDROOM ONE

**12' 1" x 9' 7" (3.68m x 2.92m)**

Triple glazed window to rear aspect and a single panelled radiator.

### BEDROOM TWO

**13' 2" x 9' 6" maximum (4.01m x 2.9m)**

(6'4" minimum depth) Triple glazed window to rear aspect and a single panelled radiator.





### MODERN SHOWER ROOM

Opaque triple glazed window to side aspect, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, good sized tiled shower enclosure having a chrome mixer style shower, tiling to half height.

### TO THE EXTERIOR

The bungalow is very nicely situated having a small lawn to the front, gated access to either side of the property and a driveway providing off road parking. The rear garden has a degree of privacy having a paved patio, lawn, well established borders and a small timber storage shed.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

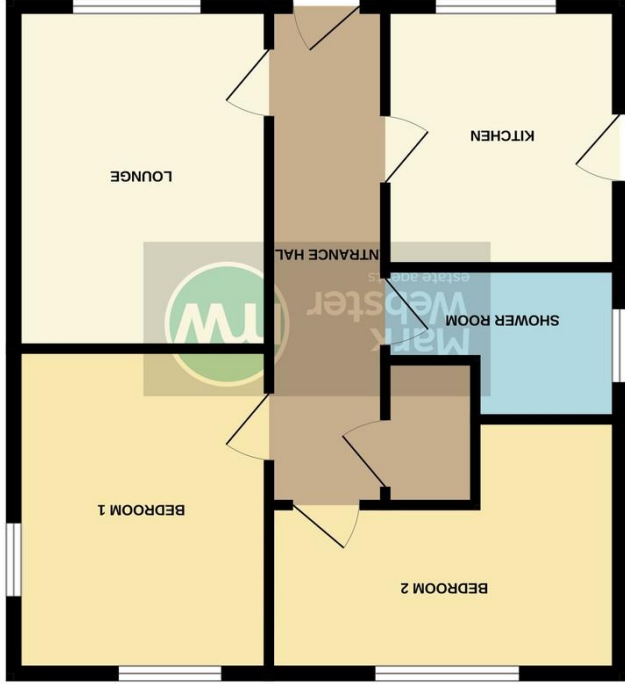
**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this properties council tax is to be confirmed. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mirograph (2025)

29 Bridge Street  
Polesworth, Tamworth  
Staffordshire, B78 1DR

www.markwebsterandco.co.uk  
01827 64903

Mon – Fri: 9:00am – 5:30pm  
Sat: 9:00am – 4:00pm



**COMPANY DISCLAIMER** – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

**Property Mis-description Act 1991** – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

**Misrepresentation Act 1937** – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.