



Glaren Cottage, 74 Ashby Road, Tamworth, Staffordshire, B79 0BY

HOWKINS &
HARRISON

Glaren Cottage, 74 Ashby Road
Tamworth,
Staffordshire, B79 0BY

Guide Price: £389,950

A spacious three bedroom semi detached property located within a semi rural location backing onto fields. Having been extended to provide an open plan kitchen breakfast room with bi-fold doors opening out onto the rear garden. To the front of the property there is a driveway leading to an integral garage.

Viewing is highly recommended.

Features

- A spacious semi detached property
- Open plan kitchen breakfast room
- Lounge and sun room
- Useful utility room and cloakroom WC
- Three good size bedrooms
- Main bedroom with fitted furniture
- Family bathroom with shower
- Delightful rear gardens with views
- Detached garage and off road parking



Location

Located on the main Ashby Road (B4593) in close proximity of undulating Staffordshire countryside, just outside the town of Tamworth. The property is conveniently located for access to the region's motorway networks namely the M42, M6 and M1. The major cities of Leicester, Derby, Nottingham and Birmingham are close by. There is also excellent access to East Midlands, Coventry and Birmingham airports. The property sits between the conurbations of Tamworth and Ashby de la Zouch. Both towns benefit from excellent services such as shops, restaurants and leisure activities. In particular Tamworth benefits from a train station with immediate access to Birmingham and fast mainline train links to London (fastest journey time currently is 60 minutes).

The area is renowned for its schooling. Not only are there many quality state schools but also a number of private schools of high regard. These include Repton, Dixie Grammar, Twycross and Grace Dieu.



Accommodation Details - Ground Floor

The front entrance porch leads into the entrance hall with staircase rising off to the first floor, to the right hand side is a door leading into the lounge with double glazed window to the front elevation and an open fireplace with feature surround. Off the hallway is a cloakroom WC and vanity wash hand basin tiled wall surround. A feature of this property is its open plan kitchen breakfast room/family room with a delightful roof lantern providing an abundance of natural warmth and light. The kitchen area has a comprehensive range of eye level and base units, granite preparation surfaces with complementary uplifts, Stoves cooker with extractor hood above and an integrated dishwasher and fridge freezer. The family seating area has a log burner and the dining area boasts bi-folding doors onto the rear garden, inset ceiling spotlights and double opening doors leading into the sun room. This room also has double doors to the rear garden and internal doors leading to a store and inner lobby providing access to the integral garage. Finally off the

kitchen is access to a useful utility room having a range of eye level and base units, plumbing for a washing machine and door to the rear garden.

First Floor

From the main entrance hall is a staircase rising to the first floor landing with doors leading off to: the main bedroom which has a generous range of built in furniture leading through to a dressing area and French doors leading onto a Juliet balcony enjoying the surrounding countryside. There are two further good size bedrooms both featuring ornate fireplaces and a modern family bathroom with shower and shower screen over the bath.





Outside

Outside to the front of the property there is a driveway leading to an internal garage and to the rear the garden being mainly laid to lawn with mature borders, paved patio area and garden shed, backs onto fields.



A splendid cottage with open views to the rear and ample off road parking.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

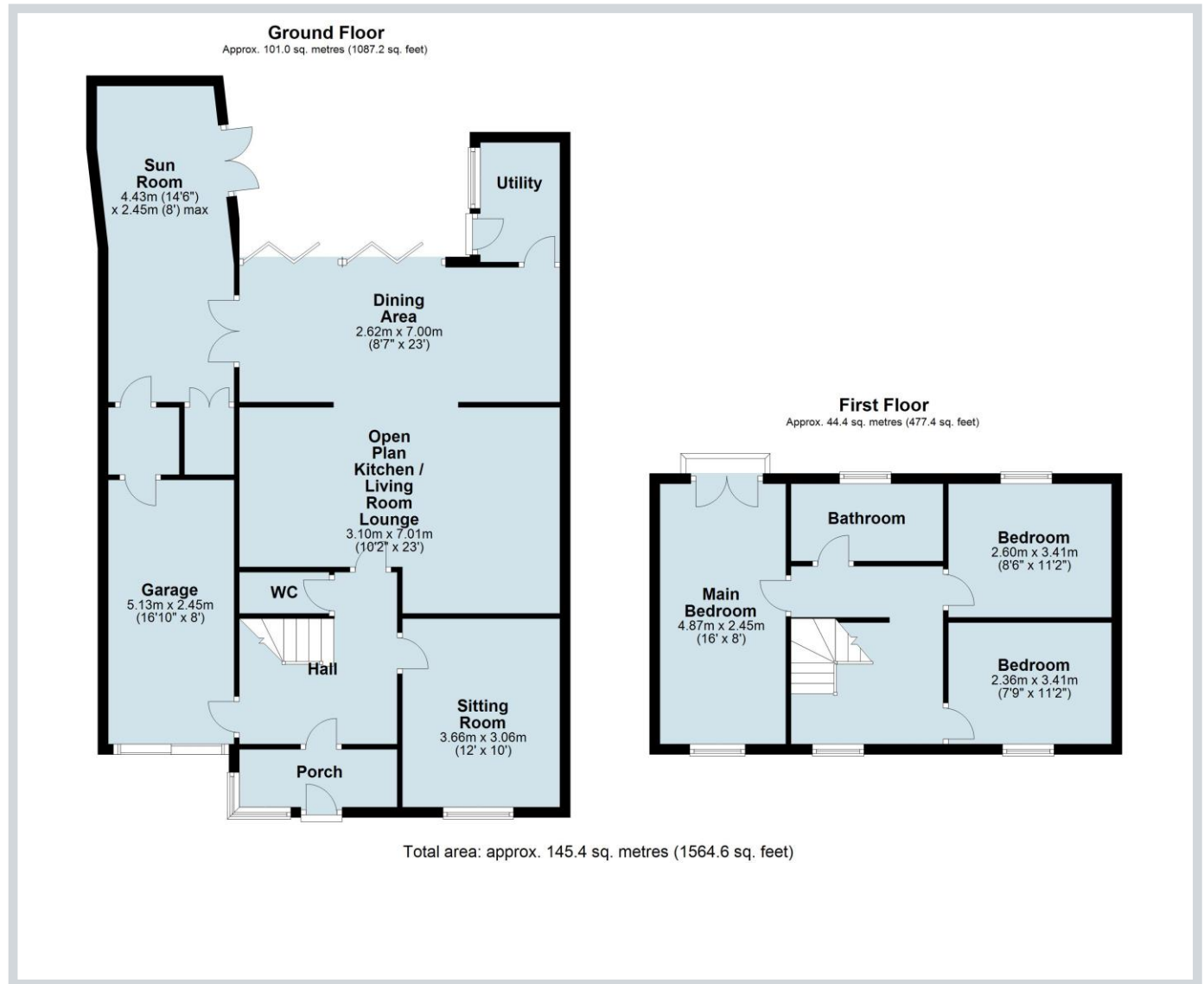
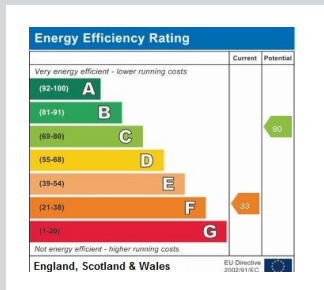
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Tamworth Borough Council - Tel:01827 709709

Council Tax

Band - C



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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