



Glascote Road

Glascote, Tamworth, Staffordshire, B77 2AA

Offers Over £255,000

# Property Features

- Stunning Three Bedroom Semi-Detached Property
- Traditional Features
- Entrance Hallway
- Open Aspect Lounge/Dining Area
- Modern Fitted Kitchen
- Family Bathroom and Separate Shower Room
- Two Double Bedrooms and a Further Single Bedroom
- Rear Garden With Outdoor Patio Area
- Internal Viewing Highly Advised
- No Onward Chain

## Full Description

Taylor Cole Estate Agents are delighted to present 'for sale' this stunning three bedroom semi-detached home, embellished with traditional features and occupying a commanding position along one of Tamworth's most arterial roads providing superb commuter links. The property has been tastefully modernised by the current owner(s) creating the perfect canvas for prospective buyers.

### GROUND FLOOR

From the moment you step through the characterful entryway, adorned with decorative flooring and an inviting staircase leading to the first floor, you are greeted by the timeless allure of this residence. The heart of the home is a vast open aspect lounge/dining area, appointed with classic features and flooded with natural light streaming through French doors that open onto the rear garden. The modern fitted kitchen has been furnished with a matching range of contemporary base units and cupboards. The main bathroom, conveniently located on the ground floor, is a luxurious space featuring quality tiling and complimentary white components, creating a spa-like retreat.

### ENTRANCE HALLWAY

#### LOUNGE

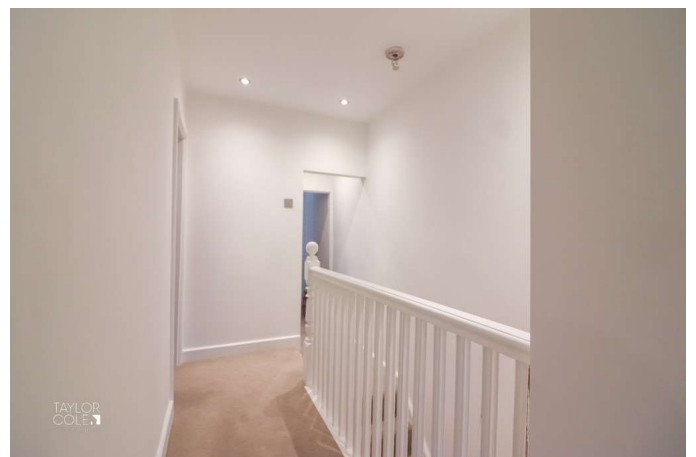
24' 5" x 12' 0" (7.44m x 3.66m)

#### KITCHEN

7' 11" x 14' 7" (2.41m x 4.44m)

#### GROUND FLOOR BATHROOM

6' 8" x 7' 9" (2.03m x 2.36m)





## FIRST FLOOR

Ascending to the upper floor, the property unveils three well-proportioned and versatile bedrooms, each designed with careful attention to detail. The generous main bedroom exudes a sense of opulence, offering an abundance of space for relaxation and personalization. Adding to the convenience, an upstairs shower room with a pedestal hand wash basin, walk-in shower, and close-coupled WC caters to the needs of modern living.

### BEDROOM ONE

15' 3" x 11' 11" (4.65m x 3.63m)



### BEDROOM TWO

9' 1" x 12' 0" (2.77m x 3.66m)



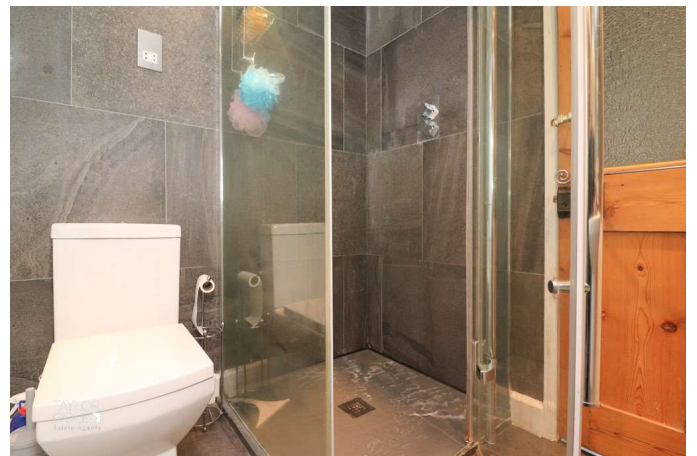
### BEDROOM THREE

7' 0" x 8' 0" (2.13m x 2.44m)



### SHOWER ROOM

5' 2" x 6' 0" (1.57m x 1.83m)



### OUTSIDE

The rear garden begins with a slab paved patio offering the perfect setting for outdoor seating and entertainment space, leading onto a raised lawn which extends for the remainder of the plot with timber fencing enclosing the plot.

## ANTI MONEY LAUNDERING

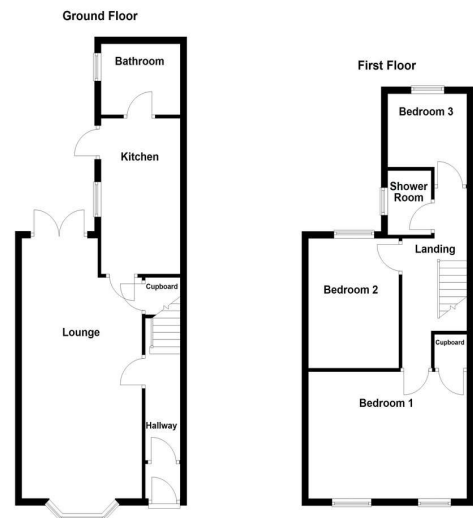
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements