



Lychgate Close, Glascote Tamworth

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Property Description

The property has a front garden that leads on to the entrance hall. Downstairs comprises of a guest W.C., lounge and a kitchen. Upstairs is host to three bedrooms and a family bathroom. There is an enclosed rear garden with a separate gate for access and the homes driveway sits to the rear.

The location is excellent offering nearby amenities including a school, supermarket and more. The property is also very well connected with easy access to both the A5 and M42. The home is being sold as freehold upon completion.

Entrance Hallway

Double glazed window to side elevation and central heating radiator.

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin and central heating radiator.

Lounge

17' 7" max x 14' 7" max (5.36m max x 4.45m max)
Double glazed window to front elevation and stairs to first floor accommodation.

Kitchen plus door recess

14' 6" max x 8' 11" max (4.42m max x 2.72m max)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, space and connections for washing machine, space for fridfe freezer, central heating radiator and under stairs storage cupboard.

Landing

Double glazed window to side elevation, loft access via hatch and airing cupboard housing water tank.

Bedroom One

11' 6" plus wardrobe x 8' 5" (3.51m plus wardrobe x 2.57m)
Double glazed window to front elevation and central heating radiator.

En-Suite

Shower cubicle, W.C and wash hand basin.

Bedroom Two

10' 5" max x 8' 4" max (3.17m max x 2.54m max)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

8' 8" x 5' 9" (2.64m x 1.75m)
Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin and panelled bath with shower over.

Front Garden

Decorative front garden.

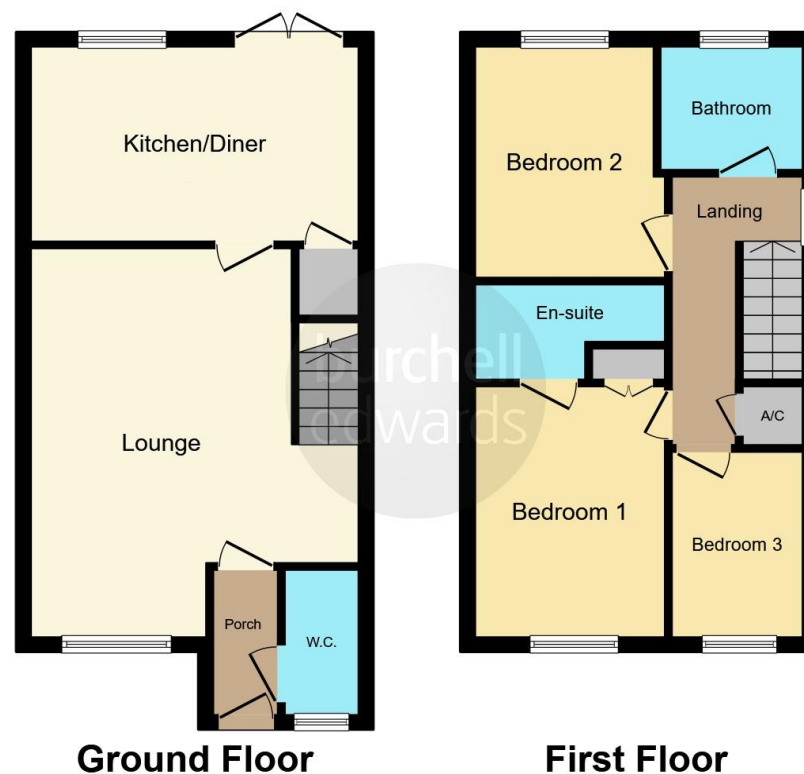
Rear Garden

Driveway providing off road parking to rear, sballed patio area, gated rear access and fencing to all boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/TAM206616

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: TAM206616 - 0004