



Glascote Lane, Wilnecote Tamworth

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Property Description

From the off, the home from the outside is a joy to behold, having been built around 1913 there are many hallmarks of the era on show, and all in excellent condition! The property offers a walled front garden and block paved driveway that continues through a double gate set to the side of the home.

Inside, a welcoming entrance hall has doors off to a bright and well decorated dining room, formal lounge and a stunning kitchen / family room that enjoys views of the rear garden. This space has both a well thought through kitchen and island, in addition to an open fireplace to grab your attention. The home also has a rear lobby with access to a utility space and downstairs guest W.C.

The first floor features three very good sized bedrooms in addition a well appointed family bathroom. Stairs leading to the second floor give access to a guest suite with room for one or two beds and an en suite.

We are sure you will love the double glazed shuttered sash windows, column radiators and so much more, and all can be seen on a virtual tour-though an in person viewing is highly recommended.

Entrance Hallway

Double glazed window to front elevation with shutters, column radiator, under stairs storage, stairs to first floor accommodation and tiled flooring.

Lounge

14' 7" max to bay x 12' 9" max (4.45m max to bay x 3.89m max)

Double glazed bay window to front elevation with shutters, column radiator and open fire place.

Family Room

13' 10" plus recess x 13' 10" plus recess (4.22m plus recess x 4.22m plus recess)

Double glazed French doors to rear elevation and open fire place. Which leads into the kitchen

Kitchen

12' 4" plus recess x 11' 10" (3.76m plus recess x 3.61m)

Two double glazed sash windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, island with storage and breakfast bar, five burner gas cooker, space for fridge freezer and column radiator.

Rear Lobby

Door to guest w.c, door to side elevation, roof window, central heating boiler and column radiator.

Guest W.C

Double glazed window to side elevation with shutters, W.C, wash hand basin and column radiator.

Landing

Double glazed sash window to front elevation, three storage cupboards, verticle column radiator and stairs to second floor accommodation.

Bedroom One

11' 8" plus wardrobes x 12' (3.56m plus wardrobes x 3.66m)

Double glazed sash window to front elevation with shutters and column radiator.

Bedroom Two

12' 10" max x 11' 10" (3.91m max x 3.61m)

Double glazed sash windows to rear and side elevations with shutters and column radiator.

Bedroom Three

8' 2" max x 11' 3" plus door recess (2.49m max x 3.43m plus door recess)

Double glazed sash window to rear elevation, column radiator and feature fire place.

Bathroom

Double glazed sash window to rear elevation with shutters, W.C, wash hand basin, p shaped bath with shower over and screen and column radiator.

Bedroom Four

Irregular shaped room (umeasured). Four roof windows, two column radiators, wall and skirting lighting, access to eaves and open to en-suite.

En-Suite

Double glazed sash window to rear elevation, W.C, wash hand basin, panelled bath, W.C, wash hand basin and heated towel rail.

Garden Room

14' 5" max x 10' 9" max (4.39m max x 3.28m max)
Power and lighting.

Front Garden

Block paved driveway providing off road parking, double gates to further parking at side, laid to lawn and privacy hedge.

Rear Garden

Laid to lawn, gated access to drive, outdoor lighting, outdoor tap and walls and fencing to boundaries.









Ground Floor



First Floor



Second Floor

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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

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T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
TAMWORTH B79 7PA

EPC Rating: D

Tenure: Freehold

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