



**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

**Glascote Cottage Dumolos Lane,  
Glascote, Tamworth, B77 2BX**

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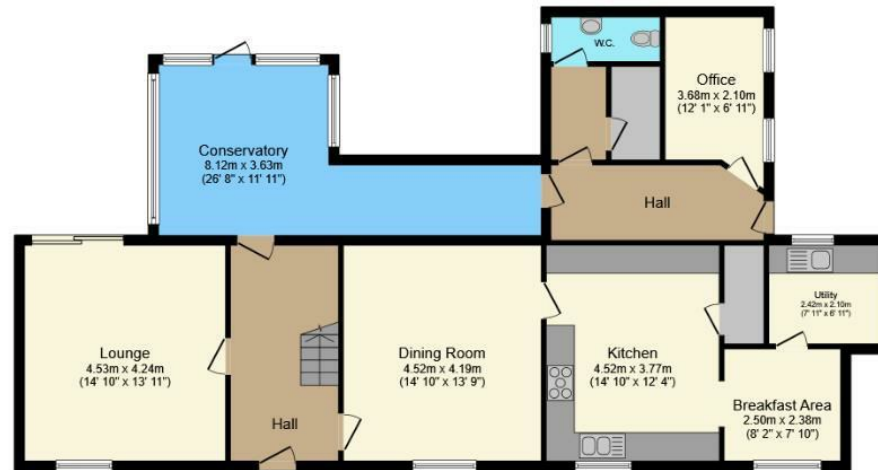
**Asking Price £625,000**

HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE with NO ONWARD CHAIN this exceptional, three bedroom, detached, character property located in Glascote.

This property benefit from being in close proximity to local transport links, local amenities and commuter routes including the A5 and M42. This property is perfectly placed in the catchment area of excellent schools which makes this the perfect property for families looking for their new home!

In brief, this property comprises; An entrance hall, lounge, dining room, conservatory, kitchen, breakfast room, utility room, office, downstairs WC, master bedroom with an en-suite, two further double bedrooms, a shower room, a bathroom, a cellar, a detached double garage and a large garden. To the front of the property is a large driveway with parking for multiple vehicles. To the rear of the drive is a large, multifunctional outbuilding.

We highly recommend an internal viewing to truly appreciate the space that this property has to offer.



## Ground Floor

Floor area 124.9 sq.m. (1,344 sq.ft.)



## First Floor

Floor area 86.6 sq.m. (932 sq.ft.)

Total floor area: 211.5 sq.m. (2,276 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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## Front

Driveway, mature borders, lawn, trees

## Lounge

14'10" x 13'11"

Carpeted flooring, feature fire place and surround, patio doors to garden, single glazed sash window to front, radiator, power points

## Dining Room

14'10" x 13'9"

Carpeted flooring, single glazed sash windows to front, built in bookcase, power points and radiator.

## Conservatory

26'8" x 11'11"

Stone tiled flooring, double glazed windows to side and rear, stable doors to garden, power points, down lights, velux windows

## Kitchen

14'10" x 12'4"

Wall and base units, built in oven and hob, stainless steel sink and drainer, single glazed sash window to front, tiled splash back, ceiling light, power points

## Breakfast Room

8'2" x 7'10"

Single glazed sash window to front, radiator, power points

## Utility

7'11" x 6'11"

Single glazed sash windows to rear, plumbing for washing machine and dryer, stainless steel sink and drainer, radiator, power points

## Office

12'1" x 6'11"

## Downstairs WC

Low flush WC, sink, double glazed window to side

## Cellar

Reached by stairs beneath the staircase.

## Bedroom One

15'5" x 12'6"

Carpeted flooring, single glazed sash windows to front and rear, radiator, power points

## En Suite

9'3" x 6'7"

Ceramic tiled flooring, walk in shower, single glazed sash windows to front, low flush WC, sink, part tiled walls, heated towel rail, down lights

## Bedroom 2

15' x 14'

Carpeted flooring, single glazed sash windows to front, fitted wardrobes, radiator, power points

## Bedroom 3

13'9" x 11'3"

Carpeted flooring, singled glazed windows to front and rear, radiator, power points

## Shower Room

9'3" x 6'7"

Carpeted flooring, walk in shower, sink and vanity unit, built in cupboard, radiator

## Bathroom

12' x 8'6"

Carpeted flooring, bath, bidet, low flush WC, sink and vanity units, part tiled walls, single glazed window to front, radiator


## Detached Garage/ Coach House

In need of a renovation.

## Garden

Mature hedging and borders, well maintained lawn  
A large, multifunctional outbuilding to the rear of the drive.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.