



Brain Street

Glascote, Tamworth, B77 2DJ

£215,000



# Property Features

- Three-bedroom home arranged over two floors
- Open-plan living, dining and kitchen area
- Practical layout suited to modern living
- Ground floor bathroom and separate utility room
- Generous main bedroom
- Two further well-proportioned bedrooms
- Private rear garden
- Brick-built outbuilding ideal for storage or a shed
- Potential for first-time buyers or growing families
- Convenient and versatile home with scope to personalise

## Full Description

This well-proportioned three-bedroom home offers a practical and versatile layout arranged over two floors, featuring open-plan living space and useful ancillary rooms, making it well suited to modern family life or first-time buyers.

### THE FORE

To the front, the property is approached via a straight forward frontage with access to the main entrance, providing a welcoming arrival to the home.

### GROUND FLOOR

The ground floor comprises an open-plan living, dining and kitchen area forming the main hub of the property, offering flexible space for everyday living and entertaining. Also on this level is a useful utility room and a ground floor bathroom, enhancing practicality and convenience.

### OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN

32' 1" x 11' 3" (9.78m x 3.43m)

### UTILITY ROOM

6' 8" x 3' 8" (2.03m x 1.12m)

### BATHROOM

6' 8" x 5' 8" (2.03m x 1.73m)

### FIRST FLOOR

The first floor offers three bedrooms, all generously sized and accessible from a central landing. Additional storage cupboards add to the functionality of the space.

### BEDROOM ONE

11' 5" x 11' (3.48m x 3.35m)



## BEDROOM TWO

11' 7" x 7' 7" (3.53m x 2.31m)

## BEDROOM THREE

11' 2" x 6' 9" (3.4m x 2.06m)

## THE REAR

To the rear, the property benefits from a private garden providing outdoor space for relaxation and entertaining. A brick-built outbuilding is located within the garden and offers excellent additional storage, ideal for use as a shed or workshop.

## SHED

7' 9" x 4' 4" (2.36m x 1.32m)

## 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

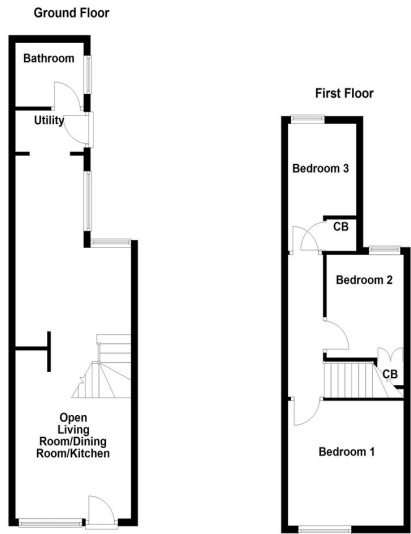
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 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 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