



Jensen
Glascote

Offers Over **£300,000**

*** MAGNIFICENT HIGH QUALITY EXTENDED PROPERTY - GREAT LOCATION - FULLY RENOVATED ***. Offering this excellent opportunity to purchase this beautifully modernised semi detached family home briefly comprising: Guest WC, study/playroom, superb open plan living/dining/kitchen, utility room, large master bedroom with en-suite, two further bedrooms and a luxury family bathroom. Internal viewing is considered essential.

RECEPTION PORCH

5' 0" x 3' 9" (1.52m x 1.14m)

Having an opaque double glazed Composite style entrance door, double glazed windows to side aspects, internal double glazed door with adjoining side screen leading to...

ENTRANCE HALL

Stairs leading off to the first floor landing, Amtico wooden effect flooring, single panelled radiator and oak doors leading off to...

GUEST WC

7' 5" x 3' 4" (2.26m x 1.02m)

Single panelled radiator, low level WC, wash basin with a tiled splash back, recessed LED ceiling down lights.

STUDY/PLAYROOM

10' 2" x 8' 8" (3.1m x 2.64m)

Double glazed window to front aspect and a single panelled radiator.

OPEN PLAN KITCHEN/DINING/LIVING

20' 1" x 18' 4" maximum (6.12m x 5.59m)

Having double glazed tri-folding doors leading out to the rear garden, two single panelled radiators, Amtico wooden effect flooring, oak door to a useful under stairs storage cupboard, range of modern 'Shaker' style base and eye level units, integrated fridge/freezer, wooden effect square edge work surfaces with matching up stands, inset stainless steel electric oven and induction hob with an extractor hood above, breakfast bar over hang with feature pendant lighting and an oak door to the utility room.

UTILITY ROOM

11' 6" x 5' 0" (3.51m x 1.52m)

Amtico wooden effect flooring, double glazed window to front aspect, opaque double glazed side entrance door, fitted 'Shaker' style units, wooden effect square edge work surfaces with matching up stands, appliance spaces and an opaque double glazed side entrance door.

FIRST FLOOR LANDING

Access to the roof storage space, single panelled radiator and oak doors leading off to...

MASTER BEDROOM

15' 10" x 13' 4" maximum (4.83m x 4.06m)

Double glazed window to rear aspect, double panelled radiator and an oak door to the en-suite.



ENSUITE

8' 4" x 7' 2" (2.54m x 2.18m)

Opaque double glazed window to rear aspect, recessed LED ceiling down lights, black towel radiator, low level WC, wash basin with useful vanity storage beneath, good sized tiled shower cubicle having a black mixer shower having a rainfall style shower head, tiled splash back areas.

BEDROOM TWO

11' 8" x 9' 9" maximum (3.56m x 2.97m)

Two double glazed windows to front aspect and a single panelled radiator.

BEDROOM THREE

8' 9" x 6' 7" (2.67m x 2.01m)

Double glazed window to front aspect and a single panelled radiator.

MODERN FAMILY BATHROOM

14' 0" x 6' 2" (4.27m x 1.88m)

Opaque double glazed window to side aspect, oak door to a useful storage cupboard that also houses the Vaillant combination central heating boiler, black towel radiator, low level WC, wash basin with useful vanity storage beneath, good sized panelled bath, separate fully tiled shower cubicle having a black mixer shower with rainfall style shower head, tiling to splash back areas and recessed LED ceiling down lights.

TO THE EXTERIOR

To the front of the property there is a brand new tarmac driveway providing double width parking with side gated access to the rear garden. The rear garden is fully enclosed by panelled fencing having a good sized paved patio and a raised lawn with side steps.

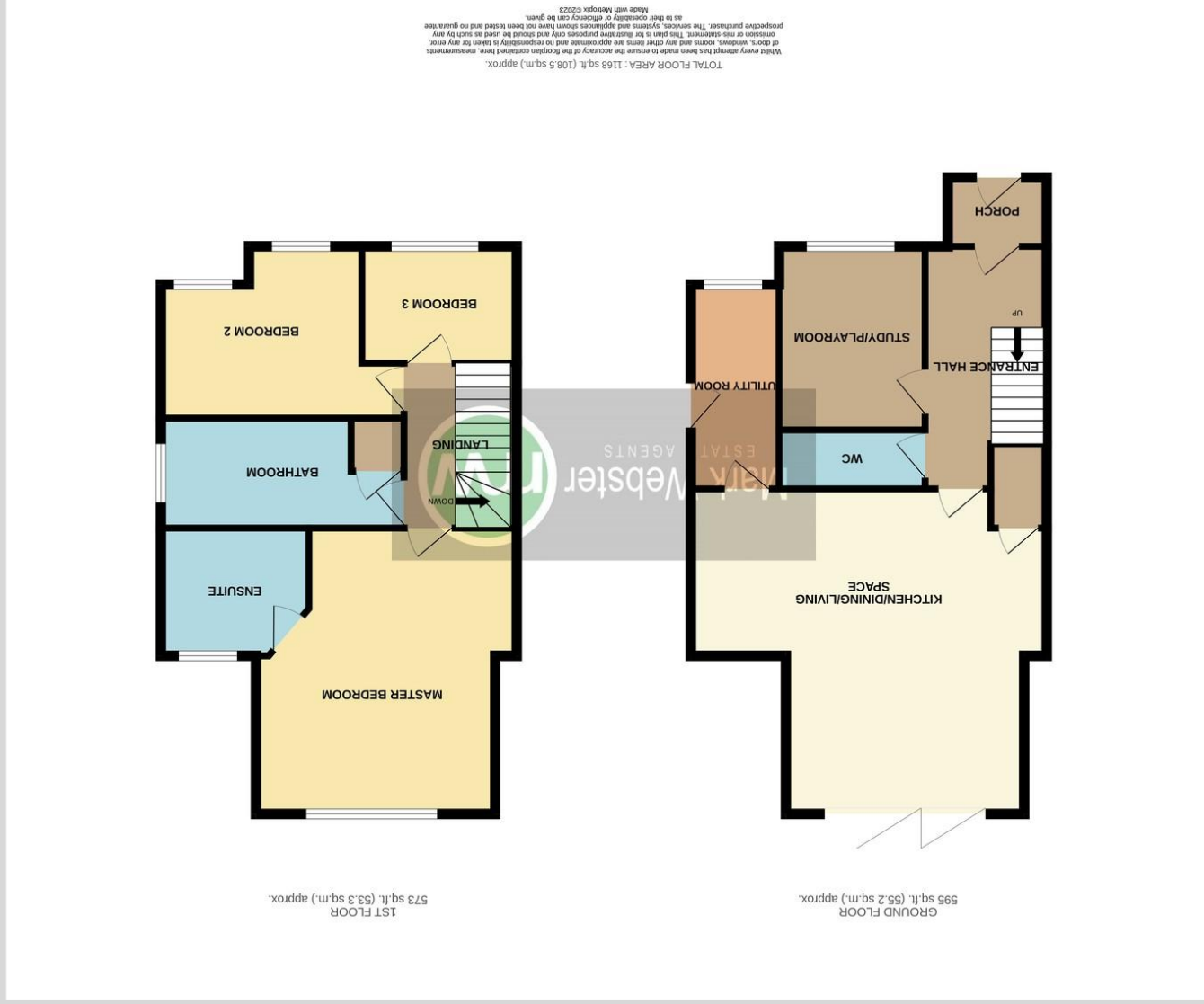
FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

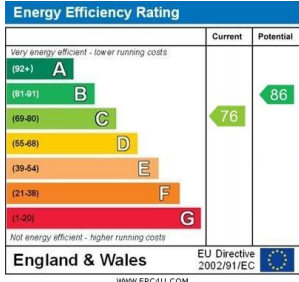




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Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 - These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.