



Caradoc

Glascote, Tamworth, Staffordshire, B77 2DX

£230,000

# Property Features

---

- Well Presented Semi Detached Residence
- Reception Hall
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Three Bedrooms
- Refitted Shower Room
- Garage
- Gravel Driveway
- Attractive Rear Garden with Summerhouse

## Full Description

---

Taylor Cole Estate Agents are delighted to offer 'for sale' this well presented semi detached residence situated within this highly popular residential location. The property has benefits to include both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception hall, lounge, separate dining room, fitted kitchen, three bedrooms, refitted shower room, garage, gravel driveway, attractive rear garden with summerhouse. Viewing is recommended.

This semi detached family home occupies a pleasant position within this popular location, with the property itself being set behind a full width gravel driveway providing off road parking facilities along with access to the side garden gate and front entrance, with canopy storm porch and a composite front door leading through to:

### RECEPTION HALLWAY

With a staircase leading off to the first floor landing, ceiling light point, coving to ceiling, tiled floor, double doors leading through to:

### LOUNGE

13' 6" x 12' 6" (4.13m x 3.83m)

The lounge has two UPVC double glazed windows to the front, ceiling light point, coving to ceiling, feature 'living flame' gas fire, two designer radiators, built-in understairs storage cupboard, laminate flooring, open access leading through to:

### DINING ROOM

10' 4" x 8' 2" (3.17m x 2.51m)

With UPVC double glazed French doors leading out onto the garden patio, ceiling light point, coving to ceiling, designer radiator, laminate flooring, door to:



## KITCHEN

10' 10" x 7' 1" (3.32m x 2.16m)

Fitted with an excellent range of matching base units and drawers with roll top working surfaces over and complementary wall tiling, inset single drainer stainless steel sink unit with hot and cold mixer tap, built-in stainless steel oven with matching four ring hob, integrated appliances to include dishwasher, fridge and freezer, recess and plumbing for automatic washing machine, feature kickboard lighting, additional range of matching wall mounted cupboards with under-cupboard lighting, ceiling downlighters, tiled floor, UPVC double glazed window to the side, UPVC double glazed door and window to rear.



## FIRST FLOOR LANDING

With access to loft, ceiling light point, obscure UPVC double glazed window to the side, doors to:

## BEDROOM ONE

14' 11" x 8' 9" (4.56m x 2.68m)

This double bedroom has a UPVC double glazed window to the front, ceiling light point, radiator.



## BEDROOM TWO

9' 2" x 9' 3" (2.81m x 2.83m)

A further double bedroom which enjoys an outlook over the rear garden via the UPVC double glazed window, and has a built-in cupboard, ceiling light point, radiator, laminate flooring.



## BEDROOM THREE

9' 11" x 6' 8" (3.03m x 2.05m)

Bedroom three has a UPVC double glazed window to the front, ceiling light point, radiator, built-in airing cupboard housing the central heating boiler.

## SHOWER ROOM

6' 1" x 6' 1" (1.86m x 1.87m)

Beautifully refitted with a white suite of corner shower cubicle with chrome coloured shower fitment, close coupled WC and wash hand basin set in vanity unit, complementary floor and wall tiles, ceiling downlighters, extractor fan, heated towel rail, obscure UPVC double glazed window to the rear.



## OUTSIDE

### GARAGE

18' 0" x 9' 5" (5.50m x 2.88m)

With a metal up and over entrance door, ceiling light point, power points. There is limited access to the garage and dimensions of your vehicle should be checked before purchase.

### REAR GARDEN

The rear garden has been designed to be of low maintenance, with a paved pathway from the side entrance gate, paved patio, artificial lawn, stone chipped borders, raised planters, large garden pond with water feature beside which is the summerhouse with bar, power and lighting, to the rear of the garden is a timber decked seating area, and the garden is bound by timber fencing.

### 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

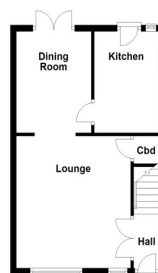
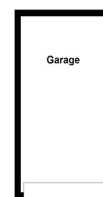
We have been advised that this property will be freehold upon completion, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

### VIEWING

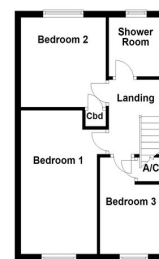
By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

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