



Blenheim Close

Glascote, Tamworth, Staffordshire, B77 2BL

£235,000

Property Features

- Attractive and Well Maintained Link Detached Family Home
- Reception Hallway
- L-shaped Lounge/Dining Room
- Fitted Kitchen
- Three Bedrooms
- Refitted Shower Room
- Side Garage
- Tarmacadam Driveway
- Private Mature Rear Garden
- No Onward Chain

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this attractive and well maintained link detached family home situated within this popular residential cul-de-sac and offered with no onward chain. The property has benefits to include both UPVC double glazing and gas fired central heating (where specified), with accommodation briefly comprising: reception hallway, L-shaped lounge/dining room, fitted kitchen, three bedrooms, refitted shower room, side garage, tarmacadam driveway, Cotswold stone chipped fore garden, private mature rear garden. Internal viewing is strongly recommended.

This link detached family home occupies an enviable position within this popular cul-de-sac, with the property itself set behind a Cotswold stone chipped fore garden with shaped borders containing evergreen shrubbery, a tarmacadam driveway provides ample off road parking facilities along with access to the side garage and main entrance with external courtesy light and an obscure UPVC double glazed front door.

HALLWAY

The hallway has a staircase leading off to the first floor landing, ceiling light point, coving to ceiling, radiator, laminate flooring, UPVC double glazed window to the front, doors to:

L-SHAPED LOUNGE/DINING ROOM

17' 10" x 15' 2" (5.46m (max) x 4.63m (max))

This spacious room has a UPVC double glazed French door with matching full height side screens which leads out onto the garden decking, feature fireplace with inset 'living flame' gas fire, two ceiling light points, coving to ceiling, two radiators, laminate flooring.



KITCHEN

9' 6" x 6' 11" (2.92m x 2.13m)

Offering a range of matching base units and drawers with roll top working surfaces over and complementary tiling surrounds, inset single drainer sink unit with hot and cold mixer tap set below a UPVC double glazed window to the front, space and point for gas cooker, recess and plumbing for automatic washing machine, space and point for additional electrical appliance, further range of matching wall mounted cupboards, ceiling light point, laminate flooring.



FIRST FLOOR LANDING

With access to loft, ceiling light point, radiator, UPVC double glazed window to the side, built-in airing cupboard housing the combination central heating boiler, doors to:

BEDROOM ONE

12' 5" x 8' 6" (3.80m x 2.61m)

Having a UPVC double glazed window to the front, ceiling light point, coving to ceiling, radiator, laminate flooring.



BEDROOM TWO

12' 5" x 8' 6" (3.80m x 2.61m)

Enjoying an outlook over the rear garden via the UPVC double glazed window and having a ceiling light point, coving to ceiling, radiator, laminate flooring.



BEDROOM THREE

7' 11" x 6' 5" (2.42m x 1.97m)

Bedroom three has a ceiling light point, UPVC double glazed window to the rear, laminate flooring.

SHOWER ROOM

5' 4" x 6' 4" (1.64m x 1.94m)

Beautifully refitted and comprising of a white suite of walk-in shower cubicle with chrome coloured shower fitment, close coupled WC and pedestal wash hand basin, complementary wall tiling, ceiling light point, radiator, obscure UPVC double glazed window to the front.



OUTSIDE

SIDE GARAGE

15' 8" x 9' 3" (4.79m x 2.83m)

With a metal up and over entrance door, ceiling light point, power points, double doors to rear.

REAR GARDEN

This mature and private rear garden has a timber decked seating area across the rear of the property, with the garden being mainly laid to lawn with shaped borders to both sides, paved pathway leading towards the rear of the garden.

ANTI MONEY LAUNDERING

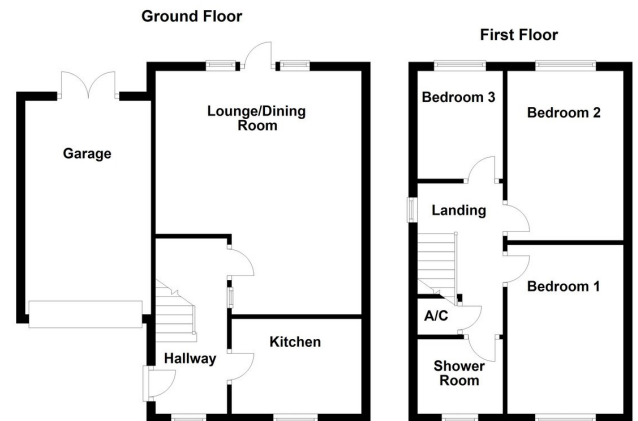
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



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