



Basin Lane

Glascote, Tamworth, Staffordshire, B77 2AH

Offers In Region Of £315,000

Property Features

- Unique Canalside Family Home
- Entrance Hall
- Lounge
- Kitchen/Dining Area
- Guest Cloakroom
- Master Bedroom with En-suite
- Two Further Bedrooms
- Family Bathroom
- Garage, Driveway
- Well Maintained Rear and Fore Gardens

Full Description

Taylor Cole Estate Agents are thrilled to present this unique canalside family home situated on this modern residential development. Nestled in this most private of positions, this outstanding property is prominently poised in front of this attractive canal setting, with views across the lock and woodland beyond, with the property briefly comprising: entrance hall, lounge, kitchen/dining area, guest cloakroom, master bedroom with en-suite, two further bedrooms, family bathroom, garage, well maintained rear and fore gardens, driveway. Early internal viewing is considered essential.

This magnificent three bedroom semi detached property was purposely selected off plan by the current owners for its outstanding position upon this popular and modern residential development, with a clear outlook across the Coventry Canal and seconds walk from its towpath, with the property also conveniently located a short distance away from local schooling, shopping amenities and commuter links, with the property also benefitting from a block paved driveway with access to the electronically controlled garage door and the secure front entrance door being positioned beneath a canopy storm porch.

ENTRANCE HALL

The attractive and welcoming entrance hall is accessed via the secure obscure double glazed front entrance door and has a UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall sockets, telephone connection point (subject to regulations), staircase off to the first floor landing with storage cupboard beneath, quality wood grain effect flooring, inset brushed doormat, door into:

LOUNGE

18' 1" x 11' 0" (5.51m x 3.35m)

The dual aspect lounge has matching UPVC windows to the front aspect and French doors to the rear, with ample floor space for free standing lounge furniture, wall sockets, TV connection point, ceiling light point, newly laid carpeted flooring.



REFITTED KITCHEN/DINING AREA

9' 7" x 15' 1" (2.92m x 4.6m)

This attractive kitchen/dining area boasts a refitted kitchen area which comprises of sage shaker base units and drawers with integrated dishwasher, integrated washing machine, built-in 'Zanussi' oven with additional storage above and beneath, recess and point for free standing fridge/freezer, roll top working surfaces with inset sink and drainer unit with hot and cold mixer tap over, tiled surrounds, four ring 'Zanussi' gas hob with tiled splashback and 'Zanussi' extractor hood over, matching sage shaker wall units offering further storage space with housing for the combination boiler, complementary downlighters, two ceiling light points, UPVC double glazed window to the front aspect, French doors opening out to the rear patio, floor space for free standing dining room table, wall sockets, radiator, tiled flooring.



GUEST CLOAKROOM

4' 10" x 4' 2" (1.47m x 1.27m)

This matching white suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, obscure UPVC double glazed window to the rear, ceiling light point, radiator, tiled flooring.



FIRST FLOOR LANDING

Having a feature UPVC double glazed window to the front aspect over the staircase, loft hatch access, ceiling light point, wall socket, door into the storage cupboard with fitted hanging rail and shelving unit, doors off to:

BEDROOM ONE

8' 11" x 13' 11" (2.72m x 4.24m)

The superb master bedroom benefits from having a feature 'Juliet' balcony, which provides an open outlook across the canal and lock which sweeps the front of the property and is set behind its UPVC double glazed French doors, with the room itself having a ceiling light point, triple built-in wardrobes enclosing hanging rails and shelving units, wall sockets, radiator, door into:



EN-SUITE

8' 2" x 3' 1" (2.49m x 0.94m)

This matching three piece suite comprises of a walk-in shower with enclosed shower fitment and folding glass screen, pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, ceiling light point, obscure UPVC double glazed window to the rear, extractor fan, radiator, tiled flooring.

BEDROOM TWO

15' 3" (max) x 8' 1" (4.65m x 2.46m)

Again being a double bedroom and having a stunning outlook across the front aspect through its UPVC double glazed window, ceiling light point, radiator, wall socket, ample floor space for free standing wardrobe.



BEDROOM THREE

11' 5" x 6' 10" (3.48m x 2.08m)

The generous third bedroom provides ample floor space for free standing bedroom furniture and has a UPVC double glazed window overlooking the rear garden, wall socket, radiator, ceiling light point.

REFITTED FAMILY BATHROOM

5' 8" x 6' 2" (1.73m x 1.88m)

This modern suite comprises of a close coupled WC set within vanity unit, hand wash basin above with hot and cold mixer tap and toiletry storage beneath, panelled bath with hot and cold mixer tap and shower fitment above and glass side screen, tiled surround, obscure UPVC double glazed window to the rear, ceiling light point, heated towel rail, extractor fan, tile effect water resistant flooring.

OUTSIDE

GARAGE

The well proportioned garage is accessed from the front driveway via the electronically controlled garage door and encloses off road parking facilities and superb additional storage space, along with a ceiling light point, wall socket, rear access into the garden.

REAR GARDEN

This landscaped low maintenance rear garden and provides multiple outdoor seating and entertainment areas by way of its flagstone patios, along with two feature mosaic areas and central circular artificial lawned area, neat gravel borders surround with various evergreens and shrubbery throughout providing natural greenery, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

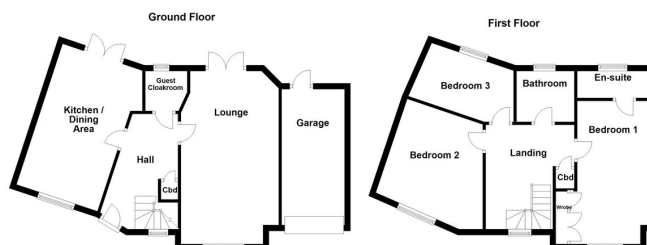
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	74 C	
55-68	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