



Barcliffe Avenue
Tamworth, B77 2BJ

£255,000

Property Features

- Deceivingly Spacious and Unique Family Home
- Fantastic Position Within the Cul De Sac
- Spacious Lounge
- Open Dining Area, Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Garage and Block Paved Driveway
- Wrap Around Side Plot
- Internal Viewing Strongly Recommended

Full Description

Taylor Cole Estate Agents are thrilled to offer for sale this deceivingly spacious and unique family home which occupies a fantastic position within this cul de sac setting. This superb property internally comprises of entrance hall, lounge, dining area, fitted kitchen, two double bedrooms, family bathroom, garage, rear garden, wrap around side plot and blocked paved drive way. Internal viewing is considered essential.

This attractive extended home is located in the bulk head of this residential cul de sac and conveniently situated only a short distance away from local schooling, shopping amenities and commuter links. To the fore of the property is a block paved drive way with double wrought iron gates opening to the continuing side plot which offers block paving throughout and ample space for an extension subject to planning and requirements. The area also continues to the up and over garage door with the front entrance door accessed from the front drive way.

ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having a modern up right radiator, stairs of to first floor landing, ceiling light point and door into:

LOUNGE

16' 01" x 13' 03" (4.9m x 4.04m)

The spacious lounge boasts a multi fuel fire with cast iron display surround decorative mantel and granite half, wall sockets, ceiling light point, radiator, television connection point, two wall mounted light points, door into the under stairs storage cupboard enclosing a ceiling light point, UPVC double glazed window to the side and ample storage space.



DINING AREA

16' 08" x 10' 10" (5.08m x 3.3m)

The open dining area offers fantastic floor space for family meals, social occasions and a family area with the room itself having a UPVC double glazed window to the side aspect, two radiators, two ceiling light points, wall sockets, quality wood grain effect flooring, fitted cupboards and pen aspect to;

KITCHEN

6' 10" x 14' 07" (2.08m x 4.44m)

The extended kitchen has a matching range of base units and draws with recess and plumbing for dishwasher, a built in 'Stoves' oven with four ring gas 'Bosche' hob, tiled splash back and extractor hood over roll top working surfaces with inset bowl and half stainless steel sink and drainer unit with hot and cold mixer tap over, complimentary tiled surround, wall sockets, matching range of wall units offering further storage space ceiling down lighters, UPVC double glazed window over looking the rear garden with matching door opening to the rear patio, recess and plumbing for washing machine and tiled flooring.

FIRST FLOOR LANDING

With a UPVC double glazed window to the side offering natural light source, loft hatch access, ceiling light point and doors of to:

MASTER BEDROOM

13' 09" x 13' 03" (4.19m x 4.04m)

The spacious master bedroom provides excellent floor space for free standing double bed, bedside furniture and wardrobes along with an open recess providing further floor space a UPVC double glazed window over looking the front aspect with matching adjacent ceiling light point, radiator and wall sockets.

BEDROOM TWO

9' 07" x 14' 00" (2.92m x 4.27m)

Being a double bedroom having a ceiling light point, radiator and UPVC double glazed window over looking the rear garden.



FAMILY BATHROOM

10' 09" x 6' 10" (3.28m x 2.08m)

The spacious family bathroom boasts a four piece suite which comprises of a walk in shower with enclosed shower fitment, glass side screen and glass door, panelled bath with hot and cold mixer tap, close coupled WC, hand wash basin with hot and cold mixer tap and toiletry storage beneath, ceiling down lighter, wall mounted towel rail, obscure UPVC double glazed window to the rear, tiled effect flooring and door into the airing cupboard enclosing the 'Ideal Logic' combination boiler.



OUTSIDE

DETACHED GARAGE

Accessed via the wide side plot which continues from the driveway, the garage is positioned within the rear garden and is accessed via the up and over garage door with fantastic storage space, on offer internally and UPVC double glazed door opening to:

REAR GARDEN

This enviable spacious rear garden begins with the patio area which internally leads to the continuing side driveway and lawn which covers vast space across the rear garden to the rear boundary and party boundaries along with shaped borders continuing throughout offering a plethora of ever greens and shrubbery along with mature trees maintaining privacy secure fencing and brick work to all boundaries.

ANTI MONEY LAUNDERING

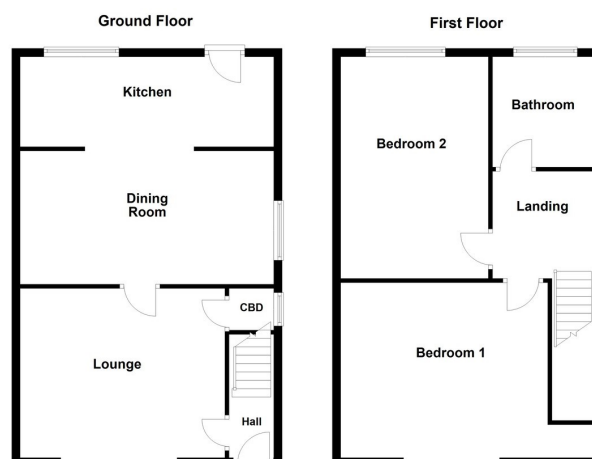
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		84 B
69-80	C		
55-68	D	63 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 and 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