



East View

Glascote, Tamworth, B77 2BG

Offers In Region Of £175,000

# Property Features

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- Extended and Most Attractive Traditional Mid Terraced Property
- Lounge
- Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Attractive Rear Garden
- On Road Parking
- Internal Viewing Highly Recommended
- Ideal First Time Buyer or Investment Purchase

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this extended and most attractive traditional mid terraced property. The property, which will be of particular interest to first time buyers and investors alike, benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: lounge, dining room, fitted kitchen, two bedrooms, family bathroom, attractive rear garden. Internal viewing is considered essential.

This attractive mid terraced property is offered for sale with no chain and is positioned upon a highly regarded traditional road only a short distance away from local schooling, shopping amenities and commuter links, with the property itself having a rendered frontage and a newly installed composite front entrance door providing access to the property.

### LOUNGE

12' 1" x 10' 7" (3.68m x 3.23m)

This multi functional room could be utilised as either the lounge or the dining room, with a UPVC double glazed window overlooking the front aspect, fire surround with tiled hearth and tiled backdrop, ceiling light point, picture rail surround, radiator, shelving within recess, meter cupboard housing beneath, wall sockets, TV connection point, traditional panelled door into:

### DINING ROOM

12' 1" x 13' 4" (3.68m x 4.06m)

Being open aspect into the kitchen area, the dining room would be a superb lounge area to meet modern day living requirements, with the room itself having a ceiling light point, wall sockets, radiator, recessed cupboard with double opening doors, traditional panelled door opening to the under stairs storage cupboard offering fantastic storage



space, staircase off to first floor landing, open arch into:

### FITTED KITCHEN

7' 3" x 11' 4" (2.21m x 3.45m)

Offering a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for free standing fridge/freezer, built-in 'AEG' oven with four ring gas hob, mosaic tiled splashback and extractor hood over, complementary tiled surround, wall sockets, roll top working surfaces with inset one and a half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, continuing roll top breakfast bar with chair recess beneath, matching range of wall units offering further storage space, radiator, ceiling light point, UPVC double glazed window overlooking the rear garden, obscure double glazed UPVC door leading out to the rear garden with matching obscure double glazed side screen positioned adjacent, wall mounted 'Baxi' combination boiler, tiled flooring.



### FIRST FLOOR LANDING

The first floor landing provides access to the loft hatch, and traditional panelled door into:

### BEDROOM ONE

15' 8" x 10' 7" (4.78m x 3.23m)

This spacious master bedroom has a ceiling light point, UPVC double glazed window overlooking the rear aspect, radiator, feature traditional fireplace, wall sockets.



### BEDROOM TWO

5' 9" x 10' 6" (1.75m x 3.2m)

With a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, wall sockets, traditional panelled door opening into the over stairs storage cupboard offering superb storage space with an additional cupboard above.



### FAMILY BATHROOM

5' 10" x 7' 1" (1.78m x 2.16m)

This matching suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over, toiletry storage beneath, tiled splashback, panelled bath with hot and cold mixer tap and shower fitment attached, tiled surround and complementary shower curtain rail, obscure UPVC double glazed window to the rear, shaver socket, ceiling light point, wall mounted heated towel rail, water resistant flooring.

## OUTSIDE

### REAR GARDEN

This well presented rear garden has a slabbed path providing access to the side entrance gate, with a continuing slabbed path running through the garden with borders and Cotswold stone chippings to each side, raised decking area providing superb outdoor seating and entertainment space with stepping stones leading to the free standing summerhouse and a brick built storage shed positioned to the rear of the garden, timber fencing to all boundaries.

### ANTI MONEY LAUNDERING

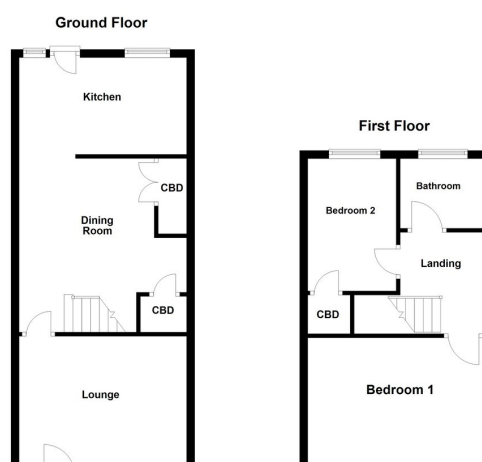
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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 01827 311412



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