

## Rosewood Close

Glascote, Tamworth, Staffordshire, B77 3PB

Offers In Region Of £239,950

# Property Features

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- Three Bedroom Semi Detached Residence
- Entrance Porch, Reception Hall
- Spacious Lounge
- Dining/Sitting Room
- Kitchen
- Guest Cloakroom
- Three Bedrooms
- Bathroom
- Garage, Driveway
- Wrap Around Garden

## Full Description

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Welcome to this wonderful three bedroom semi-detached property, perfectly situated on an enviable corner plot within a sought-after cul-de-sac setting. The residence boasts a delightful wrap-around garden that not only provides additional garden space but also offers potential for further off-road parking and gives direct access to the canal towpath, inviting you to enjoy leisurely strolls along the water's edge.

### GROUND FLOOR

Stepping into the entrance porch you'll find the guest cloakroom and door into the entrance hall which leads you into; a spacious lounge that offers superb floorspace, while the adjoining dining/sitting area creates a versatile space overlooking the rear garden. To the front of the property is a fitted kitchen with matching base and wall units with recesses for appliances.

### ENTRANCE HALL

### LOUNGE

14' 4" x 15' 4" (4.37m x 4.67m)

### DINING/SITTING AREA

8' 0" x 14' 8" (2.44m x 4.47m)

### KITCHEN

11' 5" x 7' 1" (3.48m x 2.16m)

### GUEST CLOAKROOM

4' 10" x 4' 1" (1.47m x 1.24m)



## FIRST FLOOR

The split landing area guides you to the three bedrooms, each providing impressive floorspace. The family bathroom completes the upper level, featuring a matching fitted suites and ceiling to floor tiles.

### BEDROOM ONE

15' 4" x 8' 10" (4.67m x 2.69m)

### BEDROOM TWO

11' 5" x 8' 8" (3.48m x 2.64m)

### BEDROOM THREE

11' 2" x 6' 4" (3.4m x 1.93m)

### BATHROOM

5' 5" x 10' 4" (1.65m x 3.15m)

### EXTERNAL

The exterior of the property features lawed area, amongst a variety of evergreens and shrubbery. The expansive side garden offers a fantastic opportunity for additional off-road parking, providing practicality to complement the property's aesthetic appeal, along with a gate leading to the canal towpath.

### 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.

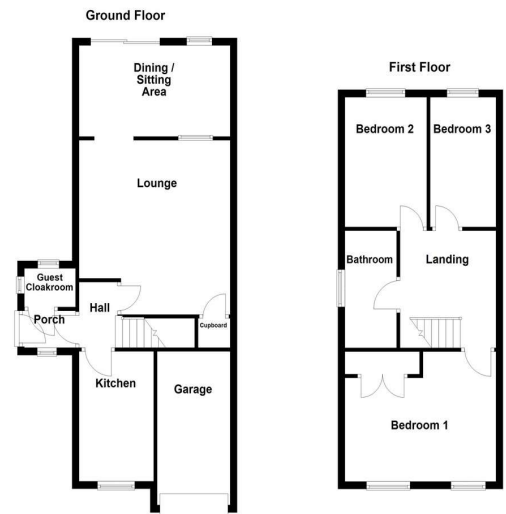
### TENURE

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		
69-80	C		74 C
55-68	D	61 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 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