



Blenheim Close

Glascote, Tamworth, Staffordshire, B77 2BL

£270,000

Property Features

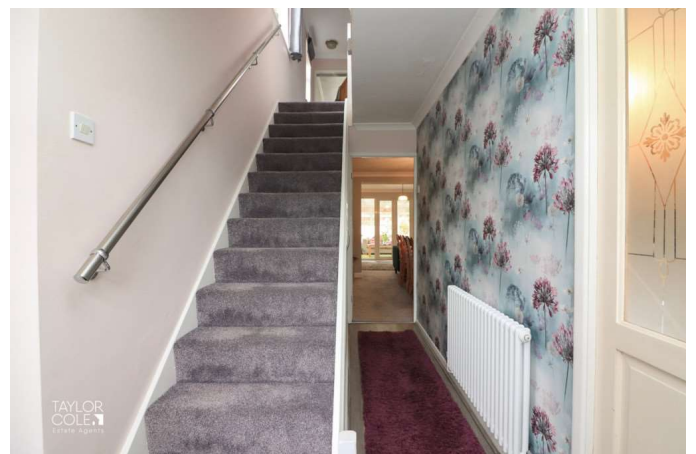
- Attractive and Well Proportioned Family Home
- No Onward Chain
- Reception Hall
- Lounge
- Dining Area
- Kitchen
- Conservatory
- Three Bedrooms, Family Bathroom
- Garage and Driveway
- Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to welcome 'for sale' this most attractive and well-proportioned family home, presented to the market with no onward chain. Set behind a mature frontage consisting of lawns and adjacent tarmac driveway offering off-road parking, you will find inside that the property has been extended to supplement the ground floor reception space as well as host three superb double bedrooms on the first floor. Early internal viewing is highly recommended.

GROUND FLOOR

Stepping inside, you are instantly met with a bright and inviting allure, with a wealth of available reception space courtesy of thoughtful extension to the rear of the property, with the heart of the home being a superb open aspect lounge and dining area offering a cosy atmosphere courtesy of the log burning stove complimenting the ambience alongside having ample space for a range of freestanding furnishings blending effortlessly with the conservatory providing charming looks over the rear garden and a tasteful breakfast kitchen at the front of the property hosting a matching range of base units supplemented by roll top working surfaces and cupboards above, with generous proportions to accommodate dining furniture to form a tasteful breakfast kitchen.



LOUNGE

10' 0" x 15' 4" (3.05m x 4.67m)

DINING AREA

10' 0" x 15' 2" (3.05m x 4.62m)

BREAKFAST KITCHEN

13' 8" x 9' 5" (4.17m x 2.87m)

CONSERVATORY

10' 0" x 11' 6" (3.05m x 3.51m)

FIRST FLOOR

The first floor enjoys similar benefits to that of the ground floor, with generous proportions courtesy of thoughtful extension giving way to three superb double bedrooms, each with a myriad of space offering functionality and versatility whether utilised as bedrooms, home offices or dressing rooms. A fantastic refitted bathroom hosts a sleek three piece suite with complimentary tiling to the walls and obscure double glazed window offering a wealth of natural light.

BEDROOM ONE

10' 0" x 15' 4" (3.05m x 4.67m)

BEDROOM TWO

8' 6" x 12' 6" (2.59m x 3.81m)

BEDROOM THREE

8' 6" x 12' 6" (2.59m x 3.81m)

BATHROOM

5' 10" x 6' 4" (1.78m x 1.93m)

OUTSIDE

The rear of the home offers a serene retreat with a range of useful spaces for external entertainment, with an array of mature shrubbery to the borders enclosed by secure timber fencing, and a medley of lawns and a block paved patio creating the main composition, also offering access to the garage.

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		82 B
69-80	C	70 C	
55-68	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 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