



East View

Glascote, Tamworth, Staffordshire, B77 2BG

Offers Over £185,000

Property Features

- Deceivingly Spacious Semi Detached Home
- Popular Residential Area
- Dining Room
- Lounge
- Kitchen
- Family Bathroom
- Three Bedrooms
- Rear Garden
- Close to Local Schooling, Shopping Amenities and Commuter Links
- Freehold

Full Description

Welcome to this charming and deceptively spacious three bedroom semi-detached home set within this highly popular residential area. Steeped in traditional features, this wonderful home offers generous reception alongside a host of local schooling, shopping amenities and commuter links at your fingertips.

Entering the home, you are met with a bright and welcoming dining room, an excellent reception space that sets an inviting tone to be continued throughout. A superb lounge sits adjacent, with proportions to comfortably accommodate a range of living room furniture and boasts a built in media wall in addition to the stairs off to the first floor landing. Approaching the rear aspect, a most pleasant kitchen houses a matching range of base units supplemented by roll top working surfaces and cupboards above, with recess and plumbing for an array of white goods, also enjoying a built-in pantry. Completing the ground floor accommodation is an exceptional family bathroom, recently remodelled courtesy of the current vendors, adorned with quality tiled surrounds and sleek fittings, having a 'P-shaped' bathtub with shower fitment and screen over, alongside vanity sink unit with inset hand wash basin with close coupled WC adjacent.

DINING ROOM

12' 5" x 10' 9" (3.80m x 3.30m)

LOUNGE

12' 5" x 10' 7" (3.80m x 3.25m)

KITCHEN

7' 6" x 11' 7" (2.29m x 3.55m)

BATHROOM

6' 7" x 7' 1" (2.02m x 2.16m)



FIRST FLOOR

Ascending to the first floor, the property enjoys three fantastic bedrooms that present a myriad of accommodation options supported by their brilliant dimensions. With the main bedroom positioned to the front aspect and comfortably supporting a range of freestanding bedroom furniture. Bedroom two enjoys similar benefits to that of the main with natural light beaming in courtesy of a UPVC double glazed window overlooking the rear garden. The third bedroom presents you with a magnificently versatile space, currently utilised as a dressing room but optionally forming a wonderful bedroom or home office space.



BEDROOM ONE

12' 7" x 10' 11" (3.86m x 3.35m)

BEDROOM TWO

10' 9" x 9' 10" (3.29m x 3.00m)

BEDROOM THREE

7' 5" x 11' 6" (2.28m x 3.52m)



EXTERNAL

Stepping outside, the property offers a bright and well presented rear garden composed of slab paved pathways effortlessly leading on to a raised lawn area that runs adjacent, providing a wonderful space that is prime for customisation.

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		85 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 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