



Granville

Glascote, Tamworth, Staffordshire, B77 2HU

50% Shared Ownership £97,500

Property Features

- Pleasant Semi Detached Home
- Entrance Porch
- Reception Hall
- Lounge
- Kitchen
- Two Bedrooms
- Bathroom
- Rear Garden
- Driveway
- Available to Purchase at 50% Shared Ownership

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this semi detached residence which is available to purchase at 50% shared ownership. Nestled in a serene locale, this most pleasant two-bedroom semi-detached home welcomes you with its delightful lawned frontage, complemented by a neatly laid tarmac driveway running alongside, providing both convenience and aesthetic appeal.

GROUND FLOOR

As you step inside, you are greeted by an inviting entrance hall that leads seamlessly into a warm and comfortable lounge. This space is perfect for hosting a range of freestanding furniture, creating a cosy and versatile living area. From the lounge, a doorway leads to the rear of the property into a modern kitchen, adorned with a range of matching base units and drawers, enhanced by lovely tiled flooring. The kitchen offers a practical and stylish space for culinary endeavours.

ENTRANCE PORCH

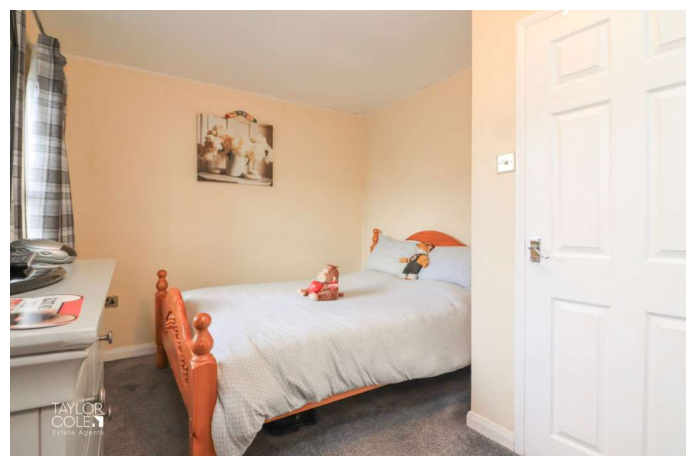
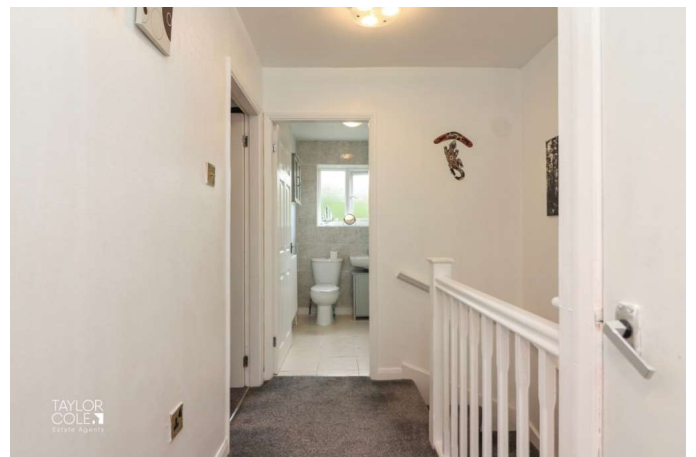
ENTRANCE HALL

LOUNGE

16' 8" x 10' 7" (5.09m x 3.23m)

KITCHEN

6' 10" x 13' 10" (2.09m x 4.23m)



FIRST FLOOR

Venture upstairs to discover two generously sized bedrooms bathed in an abundance of natural light. Each room offers a cosy retreat, providing the perfect sanctuary for relaxation and rest. A well-appointed family bathroom features an attractive tiled surround and hosts a three-piece suite, comprising a panelled bathtub with a shower rail above, a wall-mounted handwash basin with a bespoke cupboard unit below, and a close-coupled WC.

BEDROOM ONE

13' 11" x 9' 4" (4.25m x 2.87m)



BEDROOM TWO

7' 1" x 14' 2" (2.16m x 4.32m)



BATHROOM

6' 11" x 6' 5" (2.13m x 1.96m)

EXTERNAL

The rear garden unfolds into a private oasis, with a vibrant lawn occupying the central portion. Slab-paved pathways border the plot, guiding you through the lush surroundings. At the bottom of the garden, a secluded seating area awaits, offering a peaceful spot for quiet moments or entertaining guests.

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.

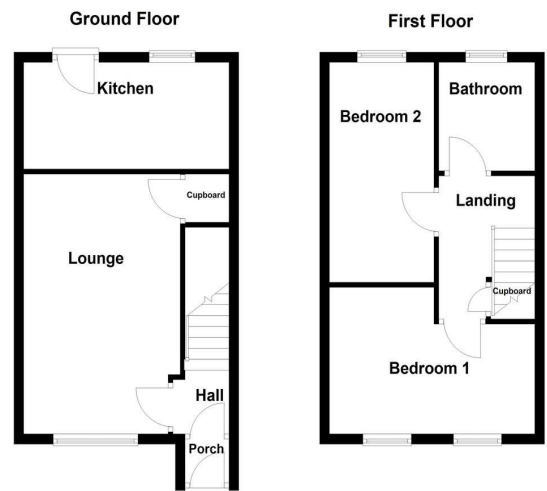
TENURE

We have been advised by the current owner that the property is leasehold with a monthly rent/service charge/ground rent of £264.11. Prospective buyers are advised to verify this information 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		87 B
69-80	C	71 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 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