



Beyer Close

Glascote, Tamworth, Staffordshire, B77 2DP

Offers In Region Of £419,950

Property Features

- Completely Renovated Home
- Finished To The Highest Of Standards
- Through Hallway
- Open Living Area
- Open Aspect Kitchen / Dining / Snug & Utility
- Three Bedrooms & Office / Dressing Room
- Family Bathroom & Ground Floor Shower Room
- Self Contained Studio Annex
- Outstanding Rear Garden
- Attractive Driveway & Garage Store

Full Description

Welcome to this exceptional semi-detached family home, which has been meticulously and tastefully extended to provide a wonderful example of modern luxury living. Characterised by quality finishes and spacious interiors, the home presents a wealth of available reception with brand new plumbing and electrics enhancing the appeal.

GROUND FLOOR

Stepping inside via the composite front entrance door, you are met with a breathtaking first glance, highlighting the open plan approach of the home with a bright and inviting reception hallway. With underfloor heating equipped throughout the entire ground floor accommodation, you are reminded of the thoughtful modernisation that has taken place.

Positioned to the front of the home, an attractive family lounge provides a superb reception space with ample proportions to accommodate an array of freestanding furnishings, centred around an opulent electric fire, curating a warm and cosy ambience.

Continuing through, the property opens out to a spacious and extravagant kitchen/diner that is filled with abundant natural light, adorned by a bespoke kitchen suite that seamlessly integrates modern appliances and sleek work surfaces, alongside a beautiful island that offers potential for further seating reception with power points built in for added convenience. Further seating complements the space, with a family area to the rear of the kitchen hosting a brilliant yet versatile area.

Enhancing the functionality of the home, a purpose built utility room provides discreet housing for white goods appliances. Completing the ground floor ensemble, an immaculate shower room offers a three piece suite enveloped in a quality tiled surround.



RECEPTION HALL

24' 10" x 7' 7" (7.57m x 2.32m)

LOUNGE

15' 8" x 12' 8" (4.79m x 3.88m)

KITCHEN/DINER

25' 8" x 19' 5" (7.83 (Max) m x 5.92 (Max) m)

UTILITY ROOM

7' 5" x 5' 3" (2.27m x 1.62m)

SHOWER ROOM

8' 7" x 4' 3" (2.63m x 1.31m)

FIRST FLOOR

Ascending to the first floor, you are met with a range of generous bedrooms that are complemented by thoughtful extension to the second floor of the home, adding both character and space with each of the three bedrooms providing double proportions for flexible accommodation options, whilst a study/office hosts a wonderfully diverse space to serve a range of functions.

A stunning family bathroom offers a sleek four piece suite, encased by a beautiful tiled surround whilst natural light pours in courtesy of a delightful dual aspect. Adding to the luxurious allure of the space, vaulted ceilings invite a feeling of space and splendour.

BEDROOM ONE

12' 1" x 10' 10" (3.69m x 3.32m)

BEDROOM TWO

12' 2" x 8' 7" (3.71m x 2.64m)

BEDROOM THREE

10' 11" x 9' 1" (3.34m x 2.78m)

STUDY

5' 0" x 4' 11" (1.54m x 1.51m)

LUXURY BATHROOM

9' 9" x 8' 7" (2.98m x 2.63m)



THE REAR

Stepping outside, the rear of the home provides a magnificent and well-maintained composition with an emphasis on privacy and tranquillity. A generous slab paved patio sets the scene for external seating and entertainment, with steps leading down to a vibrant lawn that occupies the central portion of the plot. External courtesy lighting throughout the garden adds elegance and style, whilst a range of timber fencing ensures security.

STUDIO ANNEX

Stepping into this impressive studio annex, which is entirely self-contained, you are met with a captivating and versatile space, characterised by vaulted ceilings and flooding with natural light courtesy of 'Velux' windows. Entering the space, you are met with an operational kitchenette adorned by a matching range of units and worktops, with a well-proportioned living area adjacent and hosting staircase up to a mezzanine level. Positioned to the rear of the annex, a stylish shower room offers floor to ceiling tiled surrounds, with a door adjacent providing access out onto the rear garden.

THROUGH HALLWAY

25' 2" x 5' 0" (7.68m x 1.54m)

LIVING AREA

13' 2" x 12' 9" (4.03m x 3.90m)

SHOWER ROOM

6' 8" x 6' 1" (2.05m x 1.86m)

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.



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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.