



Collett

Glascote, Tamworth, Staffordshire, B77 2DZ

Offers In Region Of £250,000

Property Features

- Charming Semi-Detached Family Home
- Well-Presented Interiors
- Delightful Family Lounge
- Stunning Kitchen/Diner
- Three Superb Bedrooms
- Matching Family Bathroom
- Well-Proportioned Rear Garden
- Off Road Parking
- Close to Local Schooling & Commuter Links
- Freehold

Full Description

This charming semi-detached family home, tastefully appointed by the current vendors, offers a sleek and impressive living experience. Nestled within a highly sought-after residential area, the property enjoys a peaceful cul de sac position with serene public footpaths opposite, perfect for those seeking tranquillity and convenience.

GROUND FLOOR

Upon entry, you are greeted by a bright and welcoming atmosphere that flows seamlessly throughout the home. The entrance hall features stairs leading to the first floor and stylish internal French doors opening into a spacious family lounge. This inviting area provides ample room for hosting gatherings and accommodating various freestanding furnishings.

The adjacent kitchen/diner has been thoughtfully designed to combine both function and style, featuring an array of matching base units and modern integrated appliances that effortlessly elevate the space.

Extending the ground floor living area, a delightful sun room floods the home with natural light, offering private panoramic views of the rear garden - an ideal spot for relaxation or casual entertaining.

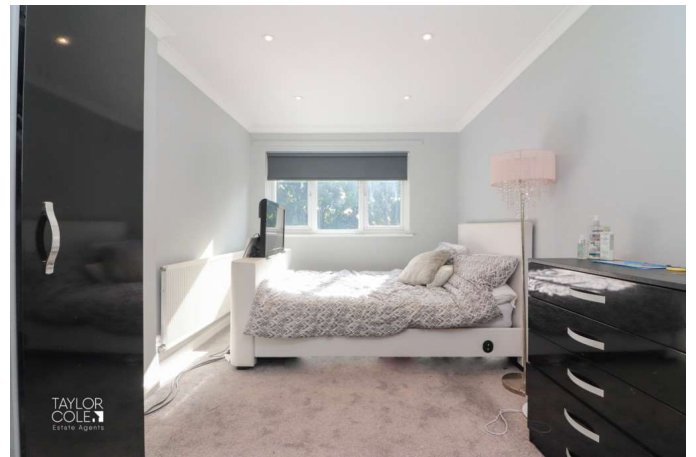
ENTRANCE HALL

LOUNGE

13' 7" x 12' 3" (4.15m x 3.75m)

KITCHEN/DINER

15' 7" x 10' 5" (4.76m x 3.19m)



CONSERVATORY

13' 7" x 9' 1" (4.16m x 2.78m)

FIRST FLOOR

Ascending to the first floor, the property boasts three well-proportioned bedrooms. Two of the bedrooms offer generous space, while the third versatile bedroom can be adapted to suit various needs, such as a home office, dressing room, or nursery. The accommodation is completed by a well-appointed family bathroom featuring a sleek three-piece suite.



BEDROOM ONE

15' 5" x 9' 1" (4.70m x 2.77m)

BEDROOM TWO

9' 3" x 9' 1" (2.83m x 2.77m)

BEDROOM THREE

10' 4" x 6' 9" (3.17m x 2.07 (Max) m)

BATHROOM

6' 3" x 6' 0" (1.92m x 1.85m)



OUTSIDE

REAR GARDEN

Outside, the home offers a remarkably private and spacious rear garden, perfect for outdoor enjoyment. A slab-paved patio connects to the side aspect, leading to a spacious tandem driveway and a detached single garage positioned within the garden. The central lawn area is surrounded by vibrant flowerbeds, providing a charming and serene outdoor retreat.

DETACHED GARAGE

13' 7" x 7' 2" (4.15m x 2.19m)



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		86 B
69-80	C		
55-68	D	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