



Lychgate Close
Glascote, Tamworth, B77 2SE

£280,000

Property Features

- Magnificent Family Town House
- Superb Cul De Sac Position
- Potential for Four Bedrooms
- Open Aspect Kitchen/Diner
- Study & Guest WC
- Main Bedroom & En Suite
- Spacious Lounge/Bedroom Four
- Attractive Rear Garden
- Off Road Parking & Detached Garage
- Freehold & No Onward Chain

Full Description

Nestled within an exclusive and highly sought-after residential development, this magnificent townhouse occupies a prime cul-de-sac position. Boasting an enviable plot, the property offers an attractive frontage with ample off-road parking, complemented by additional parking and a detached garage to the rear. Offered to the market with no onward chain, this home presents an exceptional blank canvas for prospective buyers.

GROUND FLOOR

Upon entering, you are greeted by a bright and welcoming entrance hall, setting the tone for the superb accommodation throughout. The ground floor features a contemporary open-plan kitchen/living area with stunning French doors that seamlessly connect to the rear garden.

A versatile study or office overlooks the front aspect, providing a quiet retreat, while a convenient guest cloakroom completes the ground floor layout.

RECEPTION HALL

12' 9" x 3' 4" (3.91m x 1.04m)

OPEN PLAN KITCHEN/DINER

19' 10" x 12' 10" (6.06m x 3.93m)

OFFICE

9' 4" x 6' 0" (2.86m x 1.85m)

GUEST CLOAKROOM

6' 2" x 2' 9" (1.88m x 0.85m)



FIRST FLOOR

The first floor continues to impress with its adaptable spaces. A spacious lounge, located to the rear, offers the option to function as an additional bedroom. The main bedroom on this floor is a true sanctuary, complete with fitted wardrobes and a sleek en suite bathroom.

BEDROOM ONE

12' 10" x 9' 3" (3.93m x 2.84m)

EN SUITE

6' 5" x 6' 1" (1.97m x 1.87m)

LOUNGE/BEDROOM FOUR

13' 1" x 12' 10" (4.00m x 3.93m)

SECOND FLOOR

Ascending to the top floor, two further well-proportioned bedrooms add to the home's charm and functionality. A stylish family bathroom completes the internal accommodation, ensuring space and comfort for every member of the household.

BEDROOM TWO

12' 10" x 11' 3" (3.93m x 3.44m)

BEDROOM THREE

12' 10" x 8' 2" (3.93m x 2.49m)

BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m)

OUTSIDE

REAR GARDEN

Externally, the rear garden is a private haven, perfect for relaxation and entertaining. With a thoughtful combination of slab-paved patios, vibrant lawns, and a bespoke decking area, this outdoor space is designed to cater to a variety of lifestyles.

Adding to the property's appeal, a private parking area at the rear provides further parking options and access to a detached single garage, ensuring practicality meets style at every turn.



ANTI MONEY LAUNDERING

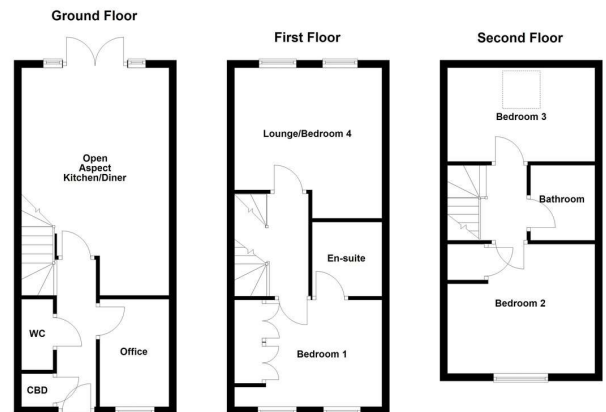
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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 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