



Neville Street

Glascote, Tamworth, , B77 2BA

£155,000



# Property Features

- Traditional terraced home offering excellent potential
- Large open plan living and dining room
- Extended kitchen with additional rear dining area
- Two generous double bedrooms
- Family bathroom with built in storage
- Spacious rear garden with outbuilding
- Ideal layout for modernisation or reconfiguration
- Convenient on road parking in a popular residential area
- Walking distance to local shops, amenities and transport links
- Suitable for first time buyers, downsizers or investors

## Full Description

This traditional terraced home offers generous internal space, a versatile layout and excellent potential for modernisation. With two double bedrooms, a spacious open plan living and dining area, an extended kitchen with rear diner and a good sized garden, the property presents an appealing opportunity for buyers seeking a substantial home they can personalise.

### THE FORE

Set within a row of characterful terraced properties, the home features a neat frontage that provides a welcoming approach. The street offers convenient on road parking and the property enjoys an attractive, established residential setting.

### GROUND FLOOR

The property opens into a large open plan living and dining room, offering excellent space for family use and entertaining. A central staircase divides the two areas while maintaining an open, airy feel. Beyond this, the kitchen extends through to a rear dining area, providing additional space for meals, hobbies or utility use. This extended layout enhances both functionality and flow throughout the ground floor.

### OPEN PLAN LIVING ROOM/DINING ROOM

26' 5" x 12' 4" (8.05m x 3.76m)

### KITCHEN/DINER

#### KITCHEN

11' 4" x 6' 9" (3.45m x 2.06m)

#### DINER

6' 6" x 6' 2" (1.98m x 1.88m)





## FIRST FLOOR

The first floor offers two well proportioned bedrooms, each generous enough for double occupancy and accompanying furniture. A central landing gives access to the family bathroom, which benefits from built in cupboards for essential storage. The layout provides comfortable accommodation well suited to couples, small families or investors.

### BEDROOM ONE

12' 5" x 10' 9" (3.78m x 3.28m)



### BEDROOM TWO

12' x 9' 4" (3.66m x 2.84m)



### BATHROOM

11' 3" x 7' (3.43m x 2.13m)

### THE REAR

The rear garden is a notable feature, offering a paved area, outbuilding and further space for planting or outdoor seating. With potential for landscaping or personalisation, it provides a useful and versatile outdoor area rarely found in properties of this style.

### 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		
69-80	C		79 C
55-68	D	66 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