



**Torc Avenue
Glascote
Tamworth
B77 3ER**

Offering a delightful three bedroomed detached home which has been greatly improved and re-fitted by the present owners and having boarded attic rooms.

The property also benefits from having a block paved driveway to the front and garden with timber garden shed and entertainment area.

Asking price £244,950

76 Torc Avenue, Glascote, Tamworth, Staffordshire, B77 3ER

Offering a delightful home which has been greatly improved and re-fitted by the present owners and also benefits from a fixed staircase leading up to two attic rooms complete with central heating and velux, which is currently being used as occasional bedrooms but would be ideal for home working and storage etc.

The property also boasts from a re-fitted kitchen and bathroom, block paved driveway to the front and garden with timber garden shed and entertainment area.

The property briefly comprises of:

- * Reception hall *
- * Lounge *
- * Re-fitted kitchen *
- * Utility area *
- * Study/store converted from former garage *
- * Three bedrooms *
- * Luxury re-fitted bathroom *
- * Two attic rooms *
- * Double glazing *
- * Gas central heating *
- * Shortened garage to form store *
- * Full width block paved driveway *
- * Garden with entertainment area *

The accommodation comprises in further detail:

ASKING PRICE £244,950

TO THE GROUND FLOOR

RECEPTION HALL

With leaded double glazed door and window. Having radiator set within decorative surround and stairs off to the first floor.

LOUNGE 18'7 x 11'10 (5.66m x 3.61m)

With feature fireplace having coal effect living flame gas fire, double glazed patio door and radiator.

RE-FITTED KITCHEN 7'4 x 10'6 (2.24m x 3.20m)

Having sink unit and a range of base units and drawers, range of wall units and two single wall units with uplift doors. Fitted oven and hob with extractor fan, work surfaces, laminate flooring. Down lighters to ceiling and double glazed double doors leading to the rear garden.

UTILITY 7'5 x 7'8 (2.26m x 2.34m)

Having a step down from the kitchen with wall mounted central heating boiler, plumbing for automatic washing machine, there is also plumbing in place to fit a downstairs WC. Connecting door to:

STUDY/STORE 7'5 x 5'6 (2.26m x 1.68m)

TO THE FIRST FLOOR

LANDING

BEDROOM (FRONT) 12'10 x 8'8 (3.91m x 2.64m)

With double glazed window to the front, radiator and access to enclosed staircase off.



BEDROOM (FRONT) 10'4 x 7'6 (3.15m x 2.29m)

With double glazed window to the front, radiator and fitted wardrobes with mirror sliding doors.

BEDROOM (REAR) 10'8 x 9'6 (3.25m x 2.90m)

Having double glazed window, radiator and full width wardrobes with mirror sliding doors.

LUXURY BATHROOM

Re-fitted in white with a spa bath, w.c, wash basin, corner shower cubicle, full ceramic tiling, vertical radiator, down lighters to ceiling, rear and side double glazed window and tiled flooring.

TO THE ATTIC ROOM

CENTRAL LANDING

ATTIC ROOM NO 1 7'4 x 10'6 (2.24m x 3.20m)

With double glazed velux window, radiator and access into roof storage areas, (please note that not all of the measured areas are of useable head height due to sloping ceilings).

ATTIC ROOM NO 2 7'4 x 10'6 (2.24m x 3.20m)

With double glazed velux window, radiator and access into roof storage areas, (please note that not all of the measured areas are of useable head height due to sloping ceilings).

TO THE EXTERIOR

To the front of the property there is a block paved driveway and small shortened garage to provide storage with a roller shutter door.

To the rear there is a paved patio area with lawns, side storage area. Timber garden shed/workshop and timber entertainment area ideal for barbecues etc.

GENERAL INFORMATION

SERVICES

We understand all main services are connected.

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

We understand this property is Council Tax Band "C". However, this should be verified by any intending purchaser.

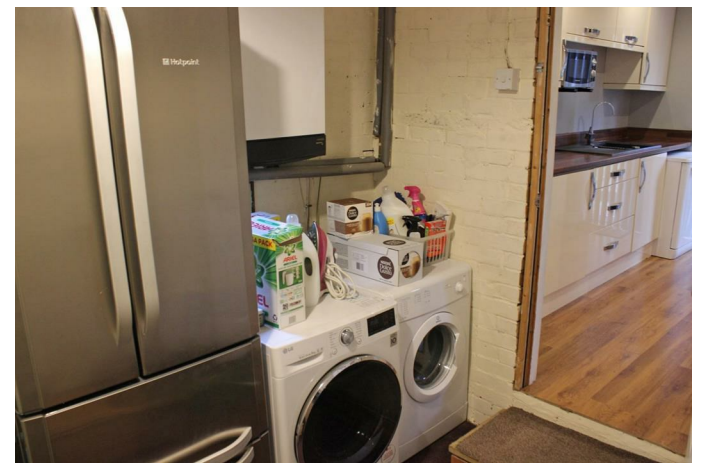
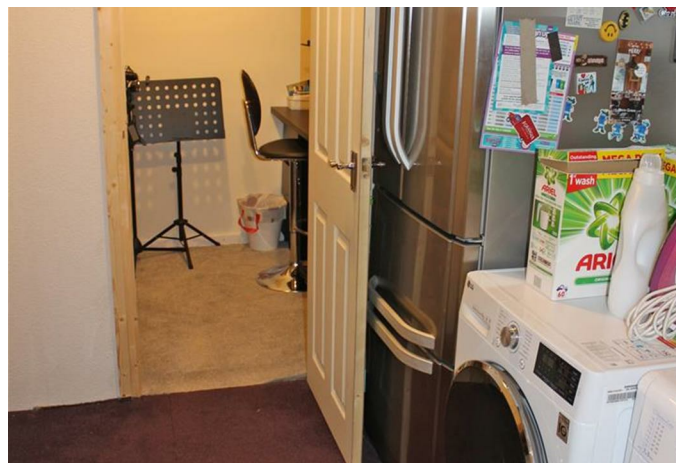
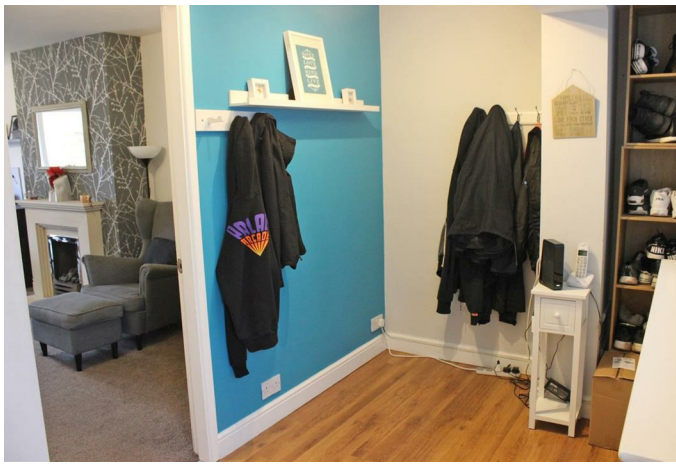
DISCLAIMER

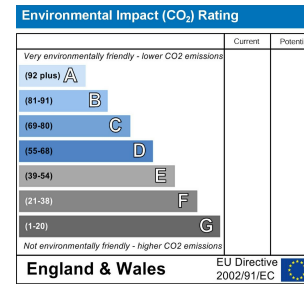
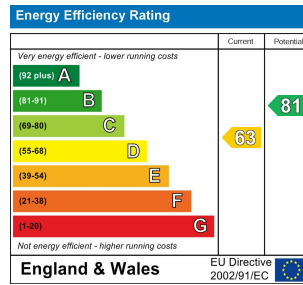
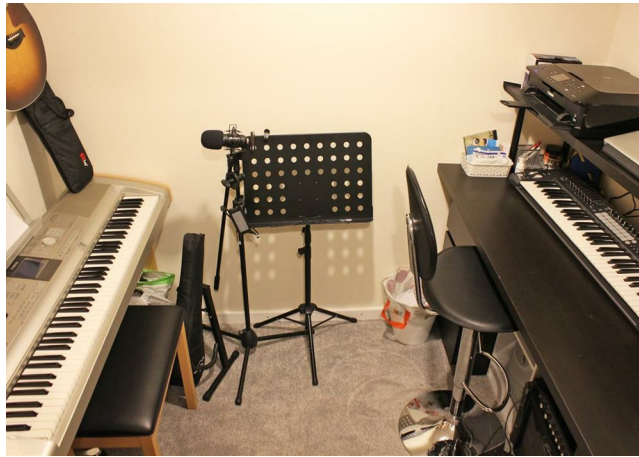
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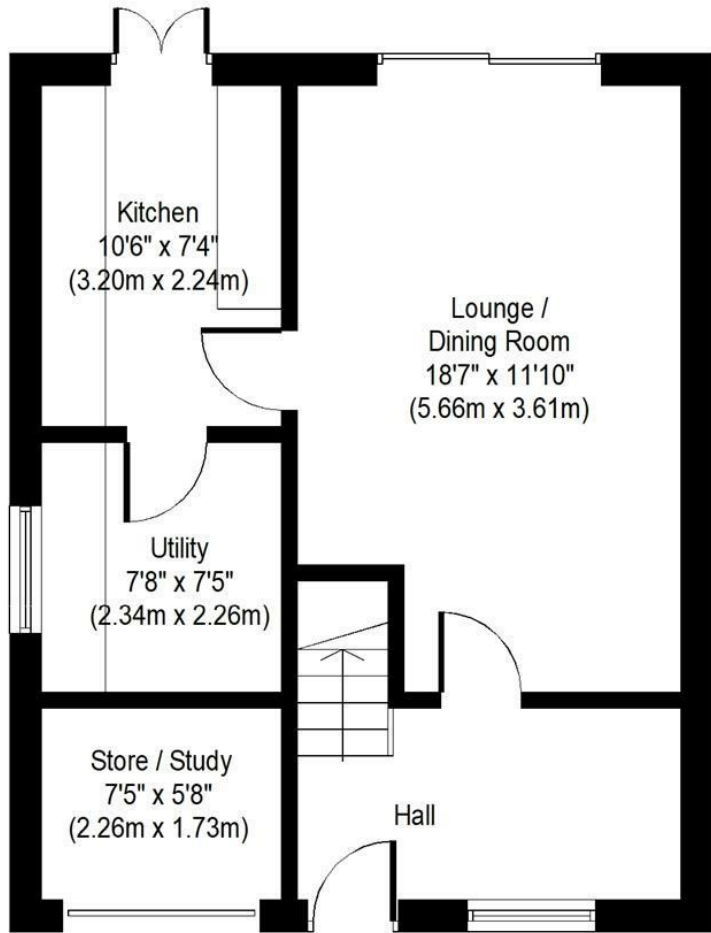
FIXTURES AND FITTINGS

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

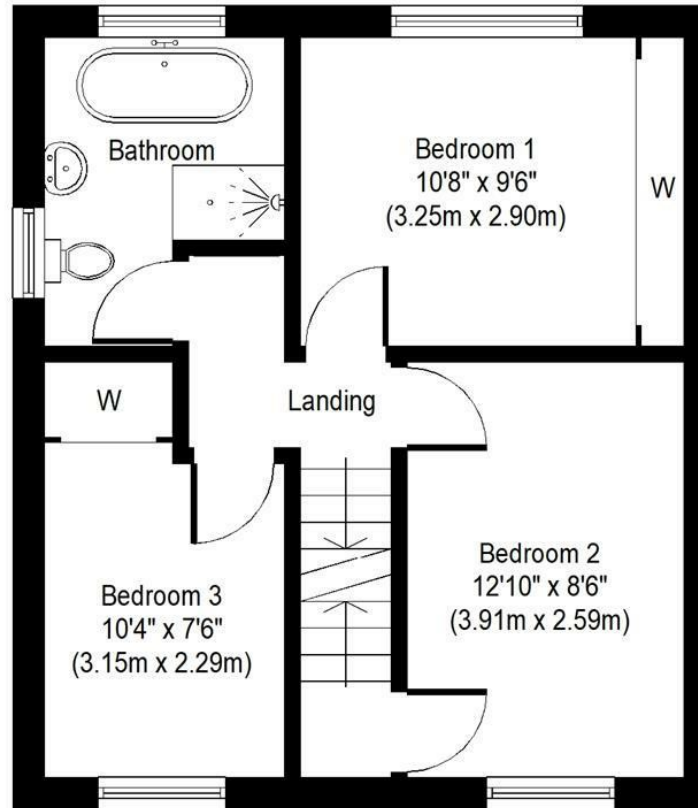




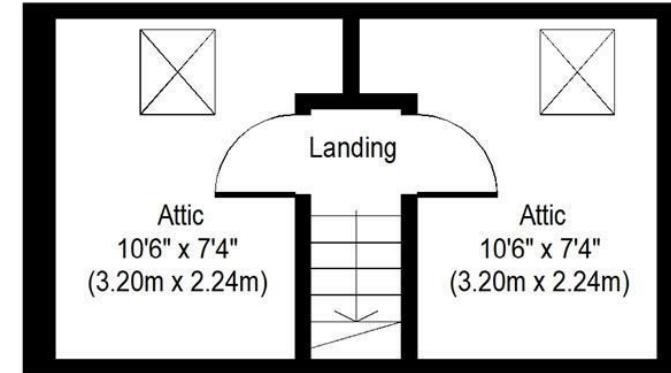




Ground Floor
Approximate Floor Area
494 Sq. ft.
(45.9 Sq. m.)



First Floor
Approximate Floor Area
449 Sq. ft.
(41.7 Sq. m.)



Second Floor
Approximate Floor Area
195 Sq. ft.
(18.1 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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