



63 Glascote Road, Tamworth, B77 2AE

- H** Popular Convenient Location
- H** Extended Detached House
- H** Hall & Ground Floor Shower Room
- H** Lounge
- H** Dining Room, Hobbies Room
- H** Break fast Kitchen, Utility
- H** Three Bedrooms, Garage
- H** Parking, Energy Rating E43

£239,950



To view this property contact Hunters at 6 Victoria Road, Tamworth, B79 7HL
Email: tamworth@huntersgroup.co.uk

 **01827 66277**



Hunters are delighted in offering for sale this traditional detached family home which has been substantially improved and extended to provide well proportioned accommodation throughout. The property which needs to be viewed to be fully appreciated benefits from hall and useful ground floor shower room, lounge, separate dining room, separate hobbies room, breakfast kitchen and utility, three bedrooms, bathroom, garden, rear appointed garage and parking to front.

THE PROPERTY IS ARRANGED ON TWO FLOORS TO BRIEFLY COMPRISE

RECEPTION HALL accessed via a UPVC double glazed front entrance door flanked by window alongside, stairs to first floor accommodation with under stairs storage cupboard, oak wooden floor, radiator and door opens to

RECEPTION ROOM ONE LOUNGE 14' 7" into bay x 12' 2" (4.44m x 3.71m) having walk in double glazed walk in bay window to front elevation, radiator, feature fireplace comprises a marble hearth with wooden surround with mantle above and inset gas fire.

RECEPTION ROOM TWO DINING ROOM 12' 0" max x 15' 8" max (3.66m x 4.78m) having double glazed patio doors to the rear garden, radiator, recessed fireplace with tiled hearth, brick inset and beam over with useful gas point if required, door which opens to the boiler/store cupboard with side window and Baxi boiler and additional ideal shelves for storage. Further doors open to

RECEPTION ROOM THREE HOBBIES ROOM 8' 5" x 5' 10" (2.57m x 1.78m) forms part of the original kitchen which could be converted into a useful Home Office if required with double glazed side window. Door opens to

REAR HALL having a side stable door with additional double glazed window to side, radiator, tiled flooring and door opens to

BREAKFAST KITCHEN 12' 6" x 11' 4" (3.81m x 3.45m) This updated breakfast kitchen enjoys double glazed French doors to the garden, double glazed rear window, radiator, tiled flooring. The kitchen is equipped with a range of fitted base cupboards comprising, base cupboards and drawers with sumounted by round edge work tops above, matching splash back, inset one and a half bowl stainless steel sink, integrated appliances to include fridge/freezer, dishwasher, space for a range style cooker, wine cooler and spot lighting to ceiling.

UTILITY ROOM 4' 11" x 9' 7" (1.5m x 2.92m) having a tiled floor, radiator, round edge work surface provides spaces below suitable for white goods, further wall mounted units for storage and useful door to side passage.

REFITTED GROUND FLOOR SHOWER ROOM this useful ground floor shower room, enjoys tiled flooring, modern suite comprises of wall mounted wash hand basin with additional low flush wc, tiled surround, further shower cubicle complimented with shower appliance.

ON THE FIRST FLOOR stairs from the reception hall ascend to the **LANDING** with a double glazed side window, radiator, loft hatch and doors which open to

BEDROOM ONE 12' 1" x 12' 0" (3.68m x 3.66m) having double glazed window to front with additional door, radiator and useful fitted wardrobes with sliding mirrored doors. Door to outside Balcony.

Mortgages, conveyancing and surveys – all available at Hunters.



BEDROOM TWO 12' 0" x 10' 9" (3.66m x 3.28m) having double glazed rear window, radiator,.

BEDROOM THREE 8' 6" x 9' 2" (2.59m x 2.79m) having double glazed window to rear and radiator,.

BATHROOM having useful low maintenance aqua boarding, obscure double glazed front window, suite comprises a low flush wc, pedestal wash hand basin and bath is further complimented with shower appliance over and spot lighting to ceiling.

OUTSIDE

PARKING set to the front of the property is a double width gravelled parking area whilst the vendor informs us that further side access is provided to extend to the rear of the property and garage and additional parking if required.

GARAGE positioned to the rear of the property with double opening doors and side window.

REAR GARDEN set to the rear of the property is a low maintenance property, mainly block paved garden ideal for entertaining with garage set beyond, pedestrian gate to side, fence could be removed to provide a vehicle access if required with a fence and wall surround.

GENERAL INFORMATION

VIEWING Tamworth Office – Tel: 01827 66277

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01827 66277 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING Mortgage Advice Bureau at Hunters searches the whole of market to help choose the right mortgage at the best rates for you. Call 01827 66277 for your free mortgage quotation and remember we have access to some fantastic products which are not generally available to the public.

USEFUL WEBSITES YOU SHOULD CHECK

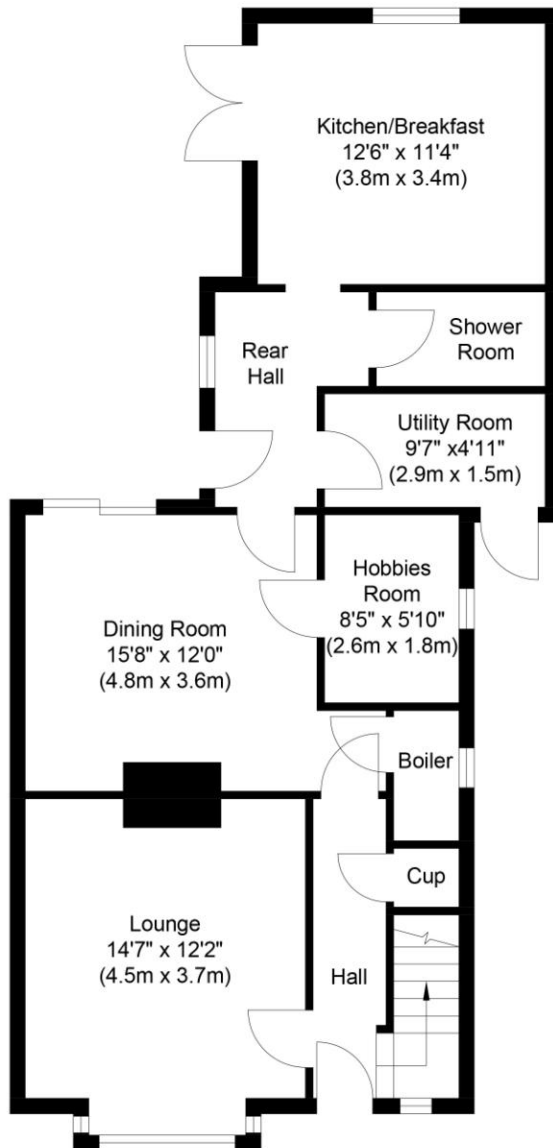
COUNCIL TAX www.voa.gov.uk

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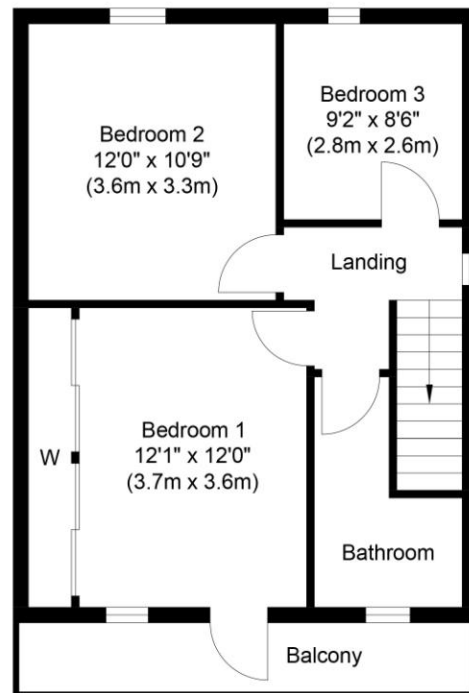
PLANNING APPLICATIONS www.tamworth.gov.uk/planning

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk





Ground Floor
Approximate Floor Area
771.31 sq. ft
(71.65 sq. m)



First Floor
Approximate Floor Area
477.11 sq. ft
(44.32 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.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.