



Chapelon

Glascote, Tamworth, , B77 2EW

£140,000

# Property Features

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- Well Situated Family Home
- Inviting Reception Hallway
- Open Plan Kitchen/Dining Area
- Well Proportioned Family Lounge
- Guest Cloakroom
- Three Comfortably Sized Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- No Onward Chain
- Ideal For FTB'S and Investors

## Full Description

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This deceptively spacious and well-situated family home presents a unique opportunity for personalisation and modernisation throughout. Perfectly positioned within close proximity to reputable local schools, convenient commuter links, and a range of shopping amenities, the property is ideally suited for buyers seeking a home they can truly make their own.

Offered to the market with no onward chain, it represents an exciting prospect for both first-time buyers and investors alike.

### GROUND FLOOR

Upon entering, you are welcomed by a front porch featuring a built-in storage cupboard-ideal for coats and shoes.

This leads into a bright and inviting reception hallway that flows seamlessly into the heart of the home: a spacious open-plan kitchen and dining area, offering ample scope for redesign and entertaining.

To the rear, a well-proportioned family lounge provides a warm and comfortable living space, with sliding patio doors that open directly onto the rear garden.

A conveniently located guest cloakroom completes the ground floor layout, enhancing everyday practicality.

### ENTRANCE PORCH

THROUGH RECEPTION HALL  
17' 10" x 5' 9" (5.44m x 1.77m)

LOUNGE  
16' 0" x 10' 9" (4.88m x 3.29m)



## KITCHEN/DINER

17' 9" x 9' 11" (5.43m x 3.04m)

## GUEST WC

5' 4" x 2' 7" (1.65m x 0.81m)

## FIRST FLOOR

Upstairs, the home benefits from a thoughtfully arranged layout comprising three comfortably sized bedrooms.

Two of the bedrooms offer generous double proportions, while the third provides a versatile space that could be used as a single bedroom, nursery, or home office-perfect for adapting to evolving family needs.

Completing the internal accommodation is a fully tiled, three-piece family bathroom with matching suite and neutral surrounds.

## BEDROOM ONE

13' 3" x 9' 7" (4.06m x 2.94m)

## BEDROOM TWO

12' 8" x 9' 0" (3.88m x 2.76m)

## BEDROOM THREE

8' 8" x 6' 8" (2.65m x 2.05m)

## BATHROOM

8' 10" x 6' 0" (2.71m x 1.85m)

## OUTSIDE

### REAR GARDEN

Outside, the property continues to impress with a private and peaceful rear garden-an ideal blank canvas for landscaping or outdoor entertaining. Currently designed with low-maintenance appeal, it features slab-paved patio areas and slate-chipped borders, all enclosed by secure timber fencing. A practical brick-built storage room adds valuable outdoor utility. On-road parking is conveniently available directly in front of the property.

### 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



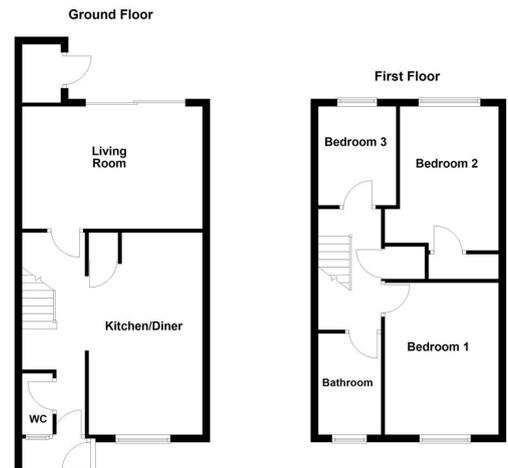
contract) prior to Solicitors being instructed.

#### 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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8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

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