



TAYLOR  
COLE  
Estate Agent



Furness

Glascote, Tamworth, , B77 2QH

£259,950

# Property Features

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- Sought-after Abbotsgate estate location
- Spacious driveway with integral garage
- Welcoming entrance porch
- Generous living room with open layout
- Extended kitchen/dining area perfect for entertaining
- Modern kitchen with quality fittings
- Three well-proportioned bedrooms
- Stylish family bathroom
- Enclosed rear garden with patio and lawn
- Ideal for families or first-time buyers

## Full Description

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Positioned upon the sought-after Abbotsgate estate, this beautifully maintained three-bedroom semi-detached home offers modern living with excellent access to Tamworth town centre, local schools, and transport links.

### THE FORE

The property features a spacious driveway accommodating multiple vehicles, leading to an integral garage. The front garden is well-kept, enhancing the home's curb appeal.

### GROUND FLOOR

Upon entering through the porch, you are welcomed into a generous living room that seamlessly flows into an extended open-plan kitchen and dining area. This space is perfect for entertaining, featuring modern fittings and ample natural light.

### LIVING ROOM

15' 7" x 12' 9" (4.75m x 3.89m)

### OPEN KITCHEN / DINING AREA

10' 8" x 18' 1" (3.25m x 5.51m)

### FIRST FLOOR

Upstairs, the home boasts three bedrooms, each offering comfortable living space. A contemporary family bathroom serves all bedrooms, completing the first-floor layout.

### BEDROOM ONE

12' 1" x 9' 6" (3.68m x 2.9m)

### BEDROOM TWO

7' 7" x 15' 9" (2.31m x 4.8m)

### BEDROOM THREE



9' 3" x 6' 7" (2.82m x 2.01m)

#### BATHROOM

6' 1" x 5' 9" (1.85m x 1.75m)

#### THE REAR

The private rear garden is an ideal retreat, featuring a patio area for outdoor dining and a lawn perfect for relaxation or play. The space is enclosed, offering privacy and security.

#### 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.

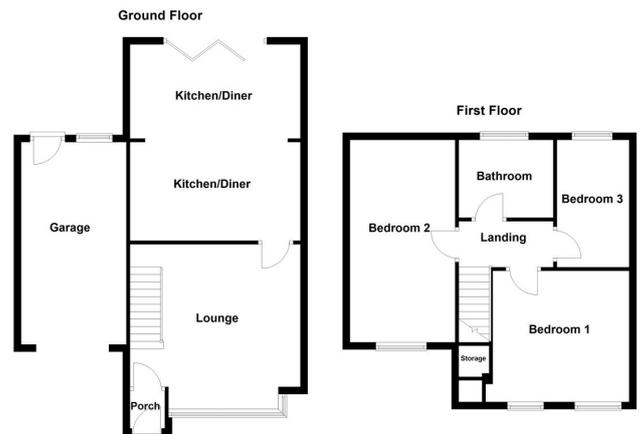
#### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWINGS

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 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