



Barcliffe Avenue

Glascote, Tamworth, B77 2BJ

£280,000

Property Features

- Delightful Semi-Detached Family Home
- Generously Sized Plot
- Superb Family Lounge
- Dining Room & Fitted Kitchen
- Two Spacious Double Bedrooms
- Sleek Family Bathroom
- Beautifully Kept Rear Garden
- Detached Garage & Workshop
- Close to Local Amenities
- Freehold

Full Description

Welcome to this charming semi-detached family home, perfectly situated in a highly desirable residential area. Set on an impressive plot, this property boasts a generous south-facing rear garden, offering the perfect blend of space, character, and modern comfort.

Lovingly maintained and enhanced by its current owners, the home exudes timeless elegance with carefully preserved traditional design elements seamlessly paired with contemporary updates.

GROUND FLOOR

The inviting entrance hall sets the tone for the home, featuring a staircase to the first floor and leading to the spacious family lounge. This bright and airy room enjoys generous proportions, a beautiful bay window, and high ceilings that enhance its appeal, making it ideal for versatile furnishings. A convenient pantry situated under the stairs offers practical storage with built-in shelving and original cold-slab flooring.

To the rear, a versatile second reception room serves as a magnificent dining area, complete with French doors that open onto the rear garden, creating a seamless indoor-outdoor flow. Adjacent to the dining room, the well-appointed kitchen features sleek cabinetry, ample work surfaces, and integrated modern appliances, providing a practical and stylish space for culinary endeavours.

ENTRANCE HALL

FAMILY LOUNGE

13' 11" x 13' 2" (4.25m x 4.02m)



DINING ROOM

10' 10" x 10' 0" (3.32m x 3.06m)

FITTED KITCHEN

10' 10" x 6' 0" (3.32m x 1.85m)

FIRST FLOOR

The light-filled upper level comprises two generously sized bedrooms, both offering flexible accommodation options to suit your lifestyle. The first floor is further complemented by a contemporary family shower room, fitted with a three-piece suite, including a corner shower enclosure, a pedestal wash basin, and a close-coupled WC. A built-in airing cupboard provides excellent dedicated storage potential and housing for the combination boiler.

BEDROOM ONE

13' 2" x 11' 3" (4.02m x 3.44m)

BEDROOM TWO

13' 9" x 9' 6" (4.21m x 2.90m)

SHOWER ROOM

10' 7" x 6' 8" (3.23m x 2.05m)

OUTSIDE

REAR GARDEN

The south-facing rear garden has been beautifully landscaped to create a private oasis. A block-paved patio and caramel-hued shingle seating area lead to a central lawn bordered by mature flowerbeds, featuring a delightful mix of evergreens and shrubs. Toward the rear of the plot, a gravelled section offers additional seating or storage possibilities, ensuring the garden meets a variety of needs.

The detached garage, larger than standard, has been thoughtfully reconfigured to include a dedicated workshop while retaining a convenient storage area at the front, offering both practicality and versatility.

WORKSHOP

12' 3" x 10' 5" (3.75m x 3.20m)

GARAGE STORE

9' 2" x 10' 5" (2.81m x 3.20m)



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		82 B
69-80	C		
55-68	D	56 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