



Lychgate Close

Glascote, Tamworth, B77 2SE

£119,950

Property Features

- Deceivingly Spacious Three Bedroom Mid Terraced Property
- Bright and Inviting Entrance Hall
- Guest Cloakroom
- Family Lounge
- Kitchen/Diner
- Main Bedroom and En-suite
- Two Further Bedrooms
- Family Bathroom
- 50% Shared Ownership
- Internal Viewing is Considered Essential

Full Description

Nestled within a desirable modern development, this beautifully presented and deceptively spacious three-bedroom home offers contemporary interiors and a wonderful rear aspect. Available for purchase at either a 50% Ownership Share or 100% Ownership, this home provides a fantastic opportunity for buyers seeking a stylish and well-located residence.

GROUND FLOOR

Stepping inside, you are welcomed by a bright and inviting entrance hall, complete with a convenient guest cloakroom.

The family lounge boasts generous proportions, providing ample space for a range of freestanding lounge furnishings while offering access to the first-floor landing.

Positioned to the rear, the impressive kitchen/diner features a range of timeless base units and work surfaces, with elegant French doors seamlessly connecting the space to the rear garden-ideal for indoor-outdoor living.

ENTRANCE HALL

7' 4" x 3' 2" (2.25m x 0.98m)

FAMILY LOUNGE

17' 8" x 14' 7" (5.41m x 4.45 (Max) m)

KITCHEN/DINER

14' 6" x 8' 11" (4.42m x 2.73m)

GUEST CLOAKROOM

6' 5" x 2' 9" (1.98m x 0.85m)



FIRST FLOOR

Upstairs, the home continues to impress with three excellent bedrooms. The main bedroom benefits from an en suite bathroom, while the two additional bedrooms offer remarkable versatility, perfect for guest accommodation, a home office, or children's rooms.

A sleek and stylish family bathroom completes the internal layout.

BEDROOM ONE

11' 7" x 8' 5" (3.55m x 2.59m)

EN SUITE

4' 8" x 4' 3" (1.43m x 1.31m)

BEDROOM TWO

10' 5" x 8' 0" (3.20m x 2.46m)

BEDROOM THREE

8' 8" x 5' 9" (2.65m x 1.76m)

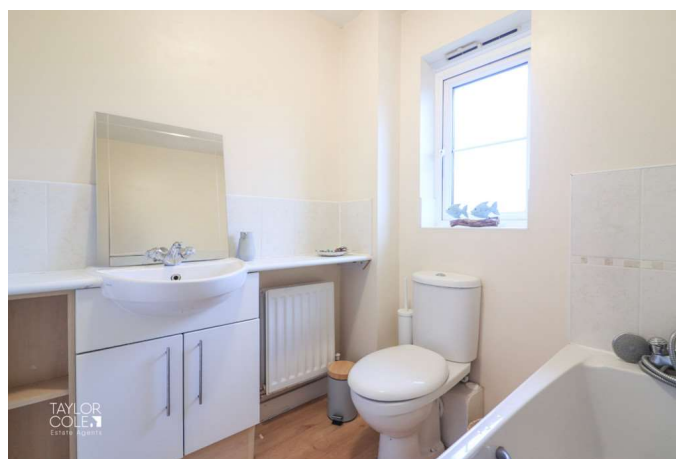
BATHROOM

6' 2" x 5' 6" (1.89m x 1.68m)

OUTSIDE

REAR GARDEN

Externally, the spacious rear garden offers a private and peaceful retreat, perfect for outdoor seating, dining, and entertaining. The plot is securely enclosed with timber fencing, ensuring a tranquil and secluded setting. Additionally, off-road parking is conveniently located adjacent to the home, with two allocated spaces.



ANTI MONEY LAUNDERING

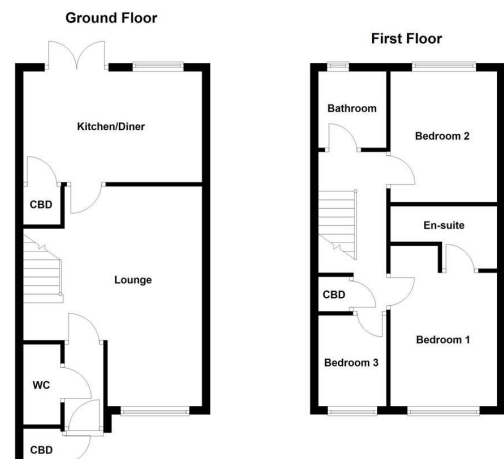
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is leasehold but have not inspected a copy of the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

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



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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