



Basin Lane

Glascote, Tamworth, B77 2AH

Offers Over £320,000

Property Features

- Stunning Detached Family Home
- Highly Popular Locale
- Immaculate Fitted Kitchen
- Dual Aspect Garden Room
- Superb Family Lounge
- Primary Bedroom With En Suite
- Beautifully Appointed Bathroom
- Spacious Rear Garden
- Close to Local Schooling
- Freehold

Full Description

This stunning detached three-bedroom family home has been exquisitely renovated and thoughtfully altered by the current owners, resulting in a unique and larger-than-average plot with generous reception spaces throughout. Finished to an immaculate standard, the home seamlessly blends modern sophistication with practical living.

Nestled within a highly desirable locale, the property is surrounded by a wealth of local amenities, excellent schooling options, and an abundance of picturesque nature paths and canal-side walks, making it an ideal residence for families and outdoor enthusiasts alike.

GROUND FLOOR

Upon stepping inside, you are welcomed by a bright and inviting reception hall that sets the tone for the rest of the home. The ground floor boasts multiple living spaces, all benefiting from dual-aspect lighting, creating an airy and light-filled environment.

The well-proportioned family lounge offers ample space for freestanding furnishings, complemented by a charming feature fire display that enhances the room's warmth and character. Adjacent to the lounge, a beautifully appointed kitchen showcases a wealth of sleek, modern units, with high-quality fitted appliances seamlessly integrated throughout.

To the rear of the property, a recently installed and truly stunning garden room serves as a superb additional reception space. Designed with bespoke skylight windows and expansive sliding doors, this space effortlessly extends the indoor living experience into the tranquil outdoor setting.



Completing the ground floor is a convenient guest cloakroom, providing added practicality to the home.

RECEPTION HALL

14' 4" x 6' 4" (4.38m x 1.95m)

FAMILY LOUNGE

18' 1" x 9' 6" (5.52m x 2.90m)

FITTED KITCHEN

18' 1" x 9' 8" (5.52m x 2.96m)

GARDEN ROOM

19' 6" x 8' 11" (5.96m x 2.72m)

GUEST CLOAKROOM

6' 4" x 3' 4" (1.95m x 1.03m)

FIRST FLOOR

Ascending to the first floor, the home continues to impress with its well-considered layout and versatile accommodation.

The primary bedroom is a true sanctuary, benefiting from a range of fitted wardrobes that maximize storage while maintaining a sleek aesthetic. A luxurious en-suite bathroom further elevates the room's appeal, offering a private retreat for relaxation.

Two additional bedrooms provide flexible living arrangements, ideal for children, guests, or home office use.

Completing the upper level is an immaculate en-suite bathroom, further adding to the home's comfort and convenience.

BEDROOM ONE

14' 0" x 9' 8" (4.27m x 2.96m)

EN SUITE

7' 6" x 3' 9" (2.29m x 1.15m)

BEDROOM TWO

10' 7" x 9' 6" (3.25m x 2.91m)

BEDROOM THREE

9' 6" x 7' 2" (2.91m x 2.20m)

BATHROOM

8' 5" x 6' 1" (2.57m x 1.86m)



OUTSIDE

REAR GARDEN

Stepping outside, the property occupies a uniquely positioned plot that leads to a well-proportioned rear garden.

This outdoor oasis is a carefully curated blend of shaped lawns, slab-paved pathways, and inviting patio areas, perfect for external seating, entertaining, and enjoying the vibrant, colourful flowered borders.

Enhancing the property's practicality, a detached single garage provides ample storage and features both front and rear access, ensuring ease of use and additional utility space.

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		84 B
69-80	C	73 C	
55-68	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 and 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