



Glascote Road  
, Tamworth, , B77 2AE

Offers In Excess Of £315,000

# Property Features

- Stylishly extended two-bedroom detached home in a desirable location
- Open-plan kitchen, dining and living space with central island and exposed brickwork
- Light-filled garden room with full-height glazing and access to the rear garden
- Cosy lounge with log-burning stove and feature brick fireplace
- Ground floor WC and separate utility/laundry room for convenience
- Two spacious double bedrooms, with one currently used as a dressing room
- Contemporary bathroom with walk-in rainfall shower and modern fittings
- Landscaped private rear garden with lawn and gravel patio seating area
- Detached garden studio/garage with full-height glazing, ideal for office, gym or showroom
- Secure gated rear access and ample off-road parking at both front and rear

## Full Description

A stunning, thoughtfully extended detached residence that perfectly blends contemporary style with charming character details. This stylish two-bedroom home features an open-plan layout, luxury fittings, and an impressive garden studio/garage, ideal for modern living and entertaining. Situated in a desirable location, this turnkey property offers space, comfort, and practicality throughout.

### THE FORE

The property is set behind a well-maintained gravel driveway with space for multiple vehicles. Framed by mature planting and a stone-edged border, the welcoming entrance boasts a stylish dark front door beneath a timber canopy and characterful bay window with plantation shutters, giving the house real presence.

### GROUND FLOOR

Step into the inviting entrance hall with under-stairs storage and a beautifully tiled floor that flows into the open-plan kitchen/dining room. The kitchen is a showstopper, combining modern gloss units and integrated appliances with rustic exposed brickwork and a central island perfect for casual dining, while the rear opens into a vibrant garden room with full glazing, connecting the indoor space with the garden. A cosy lounge to the front retains character with a feature fireplace and exposed brick chimney breast.

Additional convenience comes in the form of a ground-floor laundry room/WC tucked neatly off the kitchen.

### LIVING ROOM

11' 84" x 11' 99" (5.49m x 5.87m)

### OPEN PLAN KITCHEN/DINING/FAMILY AREA

19' 32" x 18' 87" (6.6m x 7.7m)



## LAUNDRY/WC

14' 06" x 3' 09" (4.42m x 1.14m)

## FIRST FLOOR

Upstairs comprises two well-proportioned double bedrooms. Bedroom one is light-filled with high ceilings, bespoke wallpaper, and dual-aspect windows including a skylight. Bedroom two is currently used as a large walk-in wardrobe/dressing room but offers excellent versatility for use as a second bedroom or study and hold potential to be split into two bedrooms.



The fully tiled bathroom is finished to a luxury standard with a large walk-in rainfall shower, floating vanity unit, and stylish sanitary ware, an ideal retreat for relaxation.

## BEDROOM ONE

10' 52" x 11' 91" (4.37m x 5.66m)

## BEDROOM TWO

11' 91" x 19' 16" (5.66m x 6.2m)

## BATHROOM

7' 43" x 8' 49" (3.23m x 3.68m)



## THE REAR

The beautifully landscaped rear garden offers a tranquil and private setting with a mix of lawn, raised beds, and gravel patio seating area. A standout feature is the high-spec detached brick-built garden studio/garage with large glazed panels, perfect as a showroom-style garage, gym, or workspace. The property also benefits from secure gated rear access with a sliding gate offering optional additional parking or entry.



## DETACHED GARAGE

14' 62" x 15' 85" (5.84m x 6.73m)

## 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

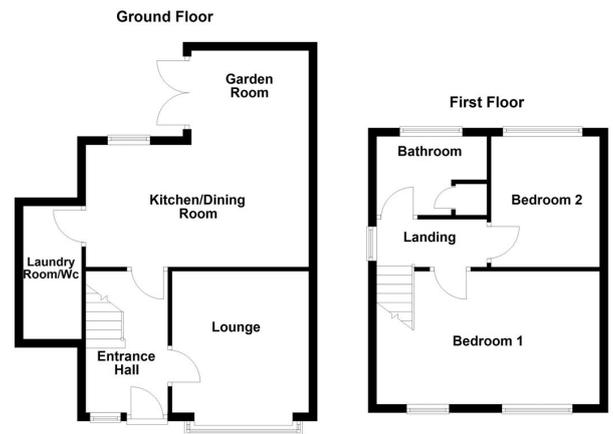
We have been advised that this property is freehold, however, prospective buyers are advised to verify the



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		86 B
69-80	C		
55-68	D	60 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