



HUNTERS[®]
HERE TO GET *you* THERE

1 Stephenson Close, Glascote, Tamworth, Staffordshire, B77
2DG

1 Stephenson Close, Glascote, Tamworth, Staffordshire, B77 2DG

Offers In Excess Of £260,000

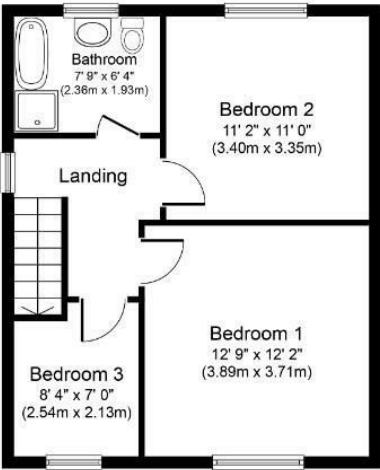
HUNTERS TAMWORTH are thrilled to offer FOR SALE this superb newly renovated 3 bedroomed family home in the prime location of Glascote.

Located within a pleasant residential area, the property benefits from being positioned within a stones throw of the local shops and amenities along with local primary and secondary schools. A wider range of shops, amenities and eateries can be found a short distance away in Tamworth town centre itself.

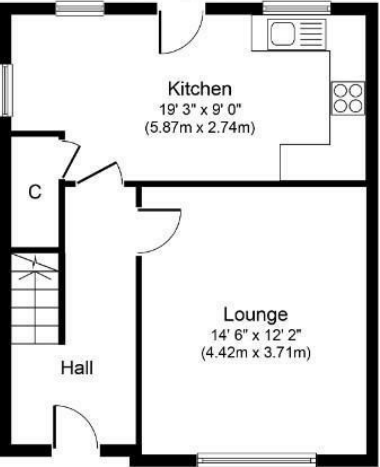
The property is also perfectly situated for commuting with close access to the transport links and the A5 bypass leading to the motorway junctions.

Renovated throughout to a high standard including a new stylish fitted breakfast kitchen and bathroom suite, the property briefly comprises: Entrance hallway, lounge, breakfast kitchen, 3 bedrooms, family bathroom, front and rear gardens and off-road parking. Of vacant possession with No onward chain, this is a fantastic opportunity for first time buyers or families searching for their perfect home.

Hunters Tamworth 6 Victoria Road, Tamworth, B79 7HL | 01827 66277
tamworth@hunters.com | www.hunters.com





First Floor
Approximate Floor Area
459 sq.ft.
(42.6 sq.m.)



Ground Floor
Approximate Floor Area
455 sq.ft.
(42.3 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Entrance Hall

14 ft 6" x 6ft 9"

Access via the newly fitted composite front door into the entrance hallway. Herringbone effect vinyl flooring, ceiling downlights, radiator, stairs leading upwards and doors off to:

Lounge

14ft 6" x 12ft 2"

Double glazed window to the front, carpet to the flooring, ceiling light, radiator and power points.

Kitchen Breakfast room

19 ft 3" x 9ft

A BRAND NEW stylish fitted kitchen comprising of a range of base and wall units with some integrated appliances. Herringbone effect vinyl flooring, double glazed rear door and 2 windows overlooking the rear garden. There is a large storage cupboard, power points, ceiling downlights, modern vertical radiator and a newly fitted gas combination boiler.

Principle Bedroom

12ft 9" x 12ft 2"

Double glazed window to the front, carpet to the flooring, ceiling light, radiator and power points.

Bedroom two

11ft 2" x 11ft

Double glazed window to the rear, carpet to the flooring, ceiling light, radiator and power points.

Bedroom three

8ft 4" x 7ft

Double glazed window to the front, carpet to the flooring, ceiling light, radiator and power points.

Bathroom

7ft 9" x 6ft 4"

A BRAND NEW stylish 3 piece bathroom suite comprising low level WC, pedestal basin and bathtub with waterfall shower overhead, Fully tiled to 4 walls

and wood tile effect vinyl to floor. Double glazed windows to the rear, ceiling downlights and vertical heated towel rail and wall mounted storage cupboard.

Frontage

Situated on a wide plot with an attractive Cotswold stone gravel driveway with block border. There is feather-edge fencing to the side and front and a hedged party side boundary.


There are timber gates and panel the side leading through to the rear garden.

Rear Garden

A fantastic sized rear garden giving ample of potential for further development. Accessed via the rear glazed door of the breakfast kitchen or externally from the side. this great external space is laid to lawn with a variety of paving, bark, and slate chippings. There also is a detached garage/outbuilding which stands in front of a further large paved area which could also be an additional driveway.

*Please note - if required or requested the seller will be prepared to remove the garage/outbuilding prior to completion.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





