



Sunbeam, Glascote
Tamworth, B77 2RR

Offers in the Region Of £240,000

Glascote

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Offered for sale with no upward chain is this wonderfully improved three bedroom home, situated in a quiet cul de sac location on Sunbeam, off Leyland Road in Glascote, Tamworth. This fantastic location is within close reach of popular local amenities and schooling, and only a short drive from Tamworth & Wilnecote Train Stations.

Approached via a newly laid driveway with an attractive front lawn and charming tree, the internal accommodation comprises of a spacious and welcoming entrance hallway, leading into a modern fitted kitchen to the fore.

This Bosch kitchen has been newly fitted with modern appliances such as a built-in microwave and integrated washing machine, and has a small breakfast bar and outdoor access to the driveway and garage.

There is a large living room to the rear providing fantastic social/dining space, with sliding doors overlooking the rear garden.

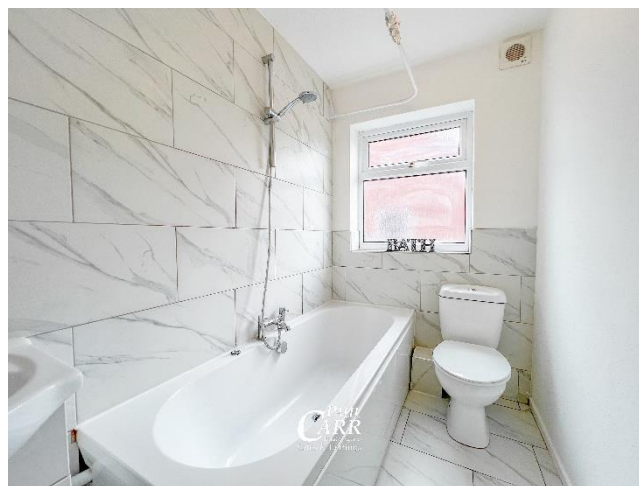
Upstairs are three great size bedrooms, the main bedroom filling the width of the property, and a family sized bathroom.

This property features brand new carpets throughout the living room, stairs, landing, and bedrooms, as well as new flooring in the hallway. There is also a newly fitted boiler system which was installed March 2025.

Outside is a low maintenance rear garden with a social patio and lawn, with private fenced enclosure, and a door into the garage.



Property Specification



No Upward Chain
Three Bedroom Home
Cul De Sac Location
Modern Fitted Kitchen
Lounge/Diner
Large Garage

Hallway
10' 3" x 5' 8" (3.13m x 1.72m)

Kitchen
10' 3" x 8' 10" (3.13m x 2.68m)

Lounge/Diner
14' 11" x 13' 6" (4.54m x 4.12m)

Garage
17' 11" x 7' 6" (5.47m x 2.29m)

Bedroom One
14' 11" x 9' 0" (4.55m x 2.74m)

Bedroom Two
10' 0" x 7' 9" (3.06m x 2.35m)

Bedroom Three
6' 11" x 6' 10" (2.11m x 2.08m)

Agent's Note:

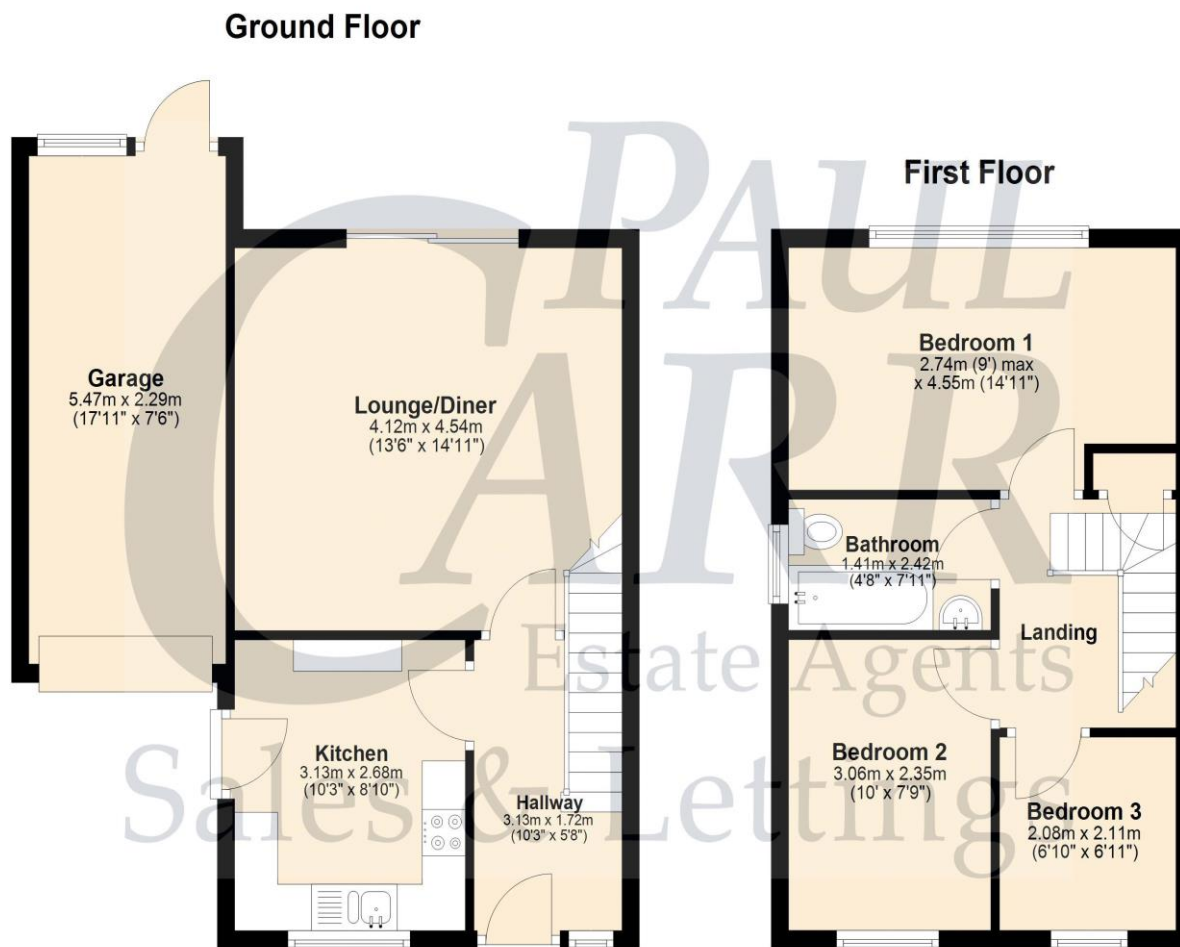
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Came on the market: July 25

Viewer's Note:

Services connected: Gas/Electric/Water/Drainage
Council tax band: B
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

