



Browns Lane

Dordon, Tamworth, Staffordshire, B78 1TJ

£280,000



# Property Features

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- Traditional Semi Detached Residence
- Reception/Through Hallway
- Lounge, Dining Room
- Kitchen
- Guest Cloakroom
- Three Bedrooms
- Bathroom
- Side Garage, Block Paved Driveway
- Gardeners WC
- Well Maintained Gardens

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this traditional semi detached residence situated within this highly desirable residential location. The property has benefits to include both UPVC double glazing and gas fired central heating (where specified), with accommodation briefly comprising: reception/through hallway, lounge, separate dining room, kitchen, guest cloakroom, three bedrooms, bathroom, side garage, gardeners WC, block paved driveway, well maintained gardens to both front and rear. The property has been well maintained but does require modernisation and offers enormous potential. Internal viewing is strongly recommended.

This three bedroom family home occupies an excellent position within this highly popular location, with the property itself being set behind a neat and well maintained lawned fore garden with mature shaped borders containing a variety of flowering plants, shrubs and evergreens, there is a brick built wall to boundary with wrought iron entrance gates with a block paved driveway providing ample off road parking facilities along with access to the garage, rear garden and front entrance with recessed entrance porch and the original leaded light front door with matching side screens leading through to:

### RECEPTION HALLWAY

This through hallway has a staircase leading off to the first floor landing, ceiling light point, radiator, doors to:

### GUEST CLOAKROOM

Fitted with a white suite of close coupled WC and corner wash hand basin with tiled splashback, ceiling light point, obscure window to the side.

### LOUNGE



14' 5" x 11' 11" (4.40m x 3.64m)

This spacious lounge has a UPVC double glazed bay window to the front, original feature fireplace with gas fire, ceiling light point, radiator.

#### DINING ROOM

12' 1" x 11' 11" (3.70m x 3.64m)

Overlooking the rear garden via the UPVC double glazed window, the dining room has a ceiling light point, original tiled fireplace with gas fire, radiator, built-in storage cupboards.

#### KITCHEN

8' 11" x 6' 9" (2.73m x 2.08m)

Fitted with a range of matching base units and drawers with roll top working surfaces over, complementary tiling surrounds and inset single drainer sink unit with hot and cold mixer tap, space and point for gas cooker, space and point for fridge/freezer, additional range of matching wall mounted cupboards to include the central heating boiler, ceiling light point, UPVC double glazed window to the side, door to:

#### REAR LOBBY

With window to the side, door leading out into the rear garden, door to garage.

#### FIRST FLOOR LANDING

Having a ceiling light point, obscure UPVC double glazed window to the side, doors to:

#### BEDROOM ONE

15' 0" x 11' 11" (4.58m x 3.65m)

This double bedroom has a UPVC double glazed bay window to front, ceiling light point, original feature tiled fireplace, radiator.

#### BEDROOM TWO

12' 1" x 11' 11" (3.69m x 3.65m)

Bedroom two has an original feature tiled fireplace, UPVC double glazed window which overlooks the rear garden, built-in airing cupboard, additional built-in wardrobe, ceiling light point, radiator.

#### BEDROOM THREE

7' 10" x 6' 9" (2.40m x 2.08m)

Having a UPVC double glazed window to the front, ceiling light point, access to loft.

#### BATHROOM





6' 11" x 6' 9" (2.11m x 2.06m)

Comprising of a white suite of panelled bath, close coupled WC and pedestal wash hand basin, original wall tiling, ceiling light point, radiator, obscure UPVC double glazed window to the side.

## OUTSIDE

## GARAGE

15' 0" x 8' 7" (4.59m x 2.64m)

The garage has double timber entrance doors, windows to side and rear, ceiling light point, power points, door to rear lobby.

## OUTBUILDINGS

To the rear of the kitchen are two brick built outbuildings, one being a gardeners WC and the additional one being a storage shed.

## REAR GARDEN

This attractive and well maintained rear garden has a paved pathway from the side entrance, paved patio across the rear elevation, this extends in the form of a pathway towards the rear of the garden, with the garden itself having a neat lawn and mature shaped borders containing a variety of plants, shrubs and evergreens, to rear corner of the garden is a timber built garden shed and the garden is bound on all sides by timber fencing.

## 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 01827 311412

