



Wigford Road

Dosthill, Tamworth, Staffordshire, B77 1LY

Offers In Excess Of £269,950

Property Features

- Extended Detached Bungalow
- Entrance Porch
- Reception Hallway
- Extended Lounge
- Refitted Kitchen
- Two Bedrooms
- Shower Room
- Side Lean-To
- Garage, Driveway
- Gardens to Front and Rear

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this extended detached bungalow located within this highly desirable residential location, with excellent views to front. The property has benefits to include UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, reception hallway, extended lounge, refitted kitchen, two bedrooms, shower room, side lean-to, garage, tarmacadam driveway, gardens to front and rear. Viewing is recommended. Immediate possession is available.

This detached bungalow occupies a fantastic location, with the property itself being set behind a lawned fore garden and a sweeping tarmacadam driveway with block paved border providing ample off road parking facilities along with access to the side garage and:

ENTRANCE PORCH

With an obscure UPVC double glazed door, wall light point, front door leading through to:

RECEPTION HALLWAY

This through hallway has access to loft, ceiling light point, radiator, built-in cupboard, laminate flooring, doors to:

EXTENDED LOUNGE

19' 2" x 10' 7" (5.85m x 3.24m)

This spacious lounge enjoys an outlook over the rear garden the UPVC double glazed window and has an original tiled fireplace, two ceiling light points, two radiators.



KITCHEN

9' 4" x 8' 10" (2.87m x 2.71m)

The kitchen has been refitted with a range of matching base units and drawers with roll top working surfaces over and tiling surrounds, inset single drainer stainless steel sink unit with hot and cold mixer tap, space and point for gas cooker with extractor hood over, space and point for full height fridge/freezer, additional range of matching wall mounted cupboards, 'Glowworm' central heating boiler, ceiling light point, UPVC double glazed window to the rear, radiator, door to side lean-to.



BEDROOM ONE

13' 10" x 10' 5" (4.22 (max)m x 3.20m)

This double bedroom has a UPVC double glazed window to the front, built-in wardrobe, ceiling light point, radiator.

BEDROOM TWO

13' 10" x 8' 11" (4.22 (max)m x 2.72m)

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

SHOWER ROOM

5' 10" x 5' 11" (1.79m x 1.81m)

Being of a wet room design with wall mounted 'Mira' shower fitment, WC and pedestal wash hand basin, wall tiling, ceiling light point, extractor fan, radiator, obscure UPVC double glazed window, built-in cupboard.



SIDE LEAN-TO

18' 6" x 4' 3" (5.64m x 1.32m)

This useful addition to the property is of UPVC double glazed construction and has wall light points, external cold water supply, power points, tiling to floor, built-in cupboard with plumbing for automatic washing machine, UPVC double glazed doors to the front and rear garden.



OUTSIDE

GARAGE

Having a metal up and over entrance door, ceiling light point, power points, door to rear garden.



REAR GARDEN

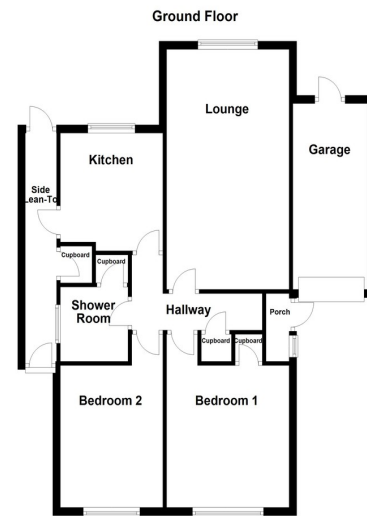
The rear garden has been designed to be of low maintenance and has a timber decked seating area across the rear elevation, along with external courtesy lighting, steps lead to the small garden room and the garden itself which is mainly laid to stone chippings with shaped borders and a circular paved patio, 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		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