

Long Street

Dordon, Tamworth, Staffordshire, B78 1PY

£250,000

Property Features

- Spacious and Well Presented Mid Terraced Residence
- Entrance Porch
- Lounge
- Refitted Dining Kitchen with Balcony
- Utility Room
- Family Room
- Guest Cloakroom
- Four Bedrooms
- Family Shower Room, Separate Shower Room
- Driveway, Well Maintained Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this spacious and very well presented mid terraced residence located within this highly popular residential location. The property has benefits to include UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, lounge, refitted dining kitchen with balcony, utility room, family room, guest cloakroom, four bedrooms, family shower room, separate shower room, tarmacadam driveway, well maintained low maintenance rear garden. Internal viewing is strongly recommended.

This spacious family home occupies an excellent position within the village of Dordon, with accommodation over four floors. The property itself has a canopy storm porch with a composite double glazed front door leading to:

ENTRANCE PORCH

Having a ceiling light point, UPVC double glazed window to the front, 'Karndean' flooring, front door leading through to:

LOUNGE

14' 11" x 13' 0" (4.56m x 3.97m)

This attractive room has a feature brick fireplace with raised hearth and 'living flame' gas fire, UPVC double glazed bow window to the front, ceiling light point, coving to ceiling, picture rail, radiator, door to:

BREAKFAST KITCHEN

11' 5" x 12' 11" (3.49m x 3.94m)

The kitchen has been refitted with an excellent range of matching base units and drawers with roll top working surfaces over and complementary tiling surrounds, inset single drainer sink unit with hot and cold mixer tap, 'Leisure Rangemaster' cooker, space and point for 'American' style fridge/freezer, additional range of matching wall mounted



cupboards, two ceiling light points, radiator, 'Karndean' flooring, staircase leading to the first floor landing and basement, double glazed French doors leading out to the decked balcony.

BASEMENT HALLWAY

With 'Karndean' flooring, obscure UPVC double glazed door leading out to the rear garden, doorway leading through to:

UTILITY ROOM

7' 8" x 7' 1" (2.36m x 2.18m)

The utility room has an obscure UPVC double glazed window to the rear, roll top work surface with tiling surrounds, wall cupboard housing the 'Worcester' combination central heating boiler, recess and plumbing for automatic washing machine, recess and point for additional electrical appliance, 'Karndean' flooring, ceiling strip light point, double doors to family room, door to:

GUEST CLOAKROOM

Fitted with a white suite of combination WC and wash hand basin, and having a ceiling light point, 'Karndean' flooring.

FAMILY ROOM

18' 6" x 13' 10" (5.66m x 4.22m)

This spacious room would make an excellent guest bedroom or family room, and has ceiling downlighters, radiator, 'Karndean' flooring, built-in understairs storage cupboard, built-in double cupboard with shelving, additional large storage cupboards.

FIRST FLOOR LANDING

With staircase leading off to the second floor, ceiling light point, built-in cupboard, doors to:

BEDROOM THREE

11' 5" x 8' 8" (3.49m x 2.65m)

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

BEDROOM FOUR

10' 2" x 5' 11" (3.12m x 1.81m)

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

FAMILY SHOWER ROOM

12' 8" x 5' 11" (3.88m x 1.81m)

Beautifully refitted with a white suite of fully tiled walk-in shower unit with chrome coloured shower fitment, close



coupled WC and pedestal wash hand basin, ceiling downlighters, chrome coloured heated towel rail, built-in understairs storage cupboard, obscure UPVC double glazed window to the rear.

SHOWER ROOM TWO

5' 9" x 7' 5" (1.76m x 2.27m)

Comprising of a white suite of fully enclosed and tiled shower cubicle with 'Triton' shower fitment, ceiling downlighter, extractor fan, close coupled WC, wall hung wash hand basin, ceiling light point, obscure UPVC double glazed window, chrome coloured heated towel rail, built-in storage cupboard.



SECOND FLOOR LANDING

With a ceiling light point, doors to:

BEDROOM ONE

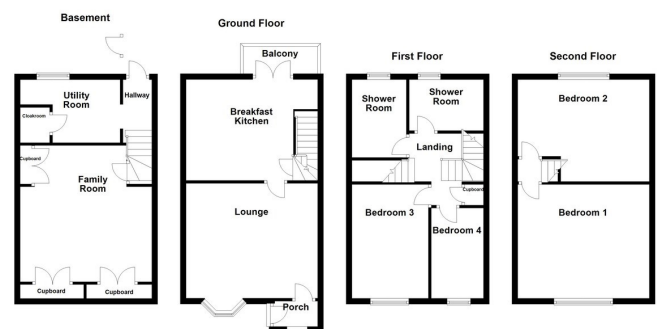
12' 11" x 14' 11" (3.96m x 4.57m)

This generous sized double bedroom has feature exposed brickwork, UPVC double glazed window to the front, ceiling downlighters, access to loft, radiator.

BEDROOM TWO

12' 11" x 15' 0" (3.95m x 4.59m)

Having a UPVC double glazed window to the rear, ceiling downlighters, feature exposed brickwork, radiator.



OUTSIDE

REAR GARDEN

This immaculate and recently renovated rear garden has been designed to be of low maintenance with an artificial lawn, large paved patio area, to the rear of the garden is a good sized timber built garden shed, and the garden itself is bound by both brick built wall and timber fencing.

PARKING

Located to the rear of the property is a tarmac driveway with block paved border which provide ample off road parking facilities.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 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