



**Blackwood Road**

Dosthill, Tamworth, Staffordshire, B77 1JN

**£445,000**

# Property Features

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- Spacious and Immaculately Presented Detached Bungalow
- Through Entrance Hall
- Lounge
- Breakfast Kitchen
- Guest Cloakroom
- Three Bedrooms
- Family Shower Room
- Double Garage, Block Paved Driveway
- Attractive Rear and Fore Gardens
- No Chain

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this spacious and immaculately presented detached bungalow located on the highly sought after residential development of Blackwood Road. The property benefits from gas fired central heating and has enormous potential, with the property briefly comprising: through entrance hall, lounge, breakfast kitchen, guest cloakroom, three bedrooms, family shower room, double garage, attractive rear and fore gardens, block paved driveway. Early internal viewing is considered essential. No chain.

This superb three bedroom detached bungalow conveniently resides only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a shaped lawned fore garden with paved driveway surround offering ample off road parking facilities, a block paved path leads to the side entrance door, along with the double up and over garage doors and composite front entrance door with external courtesy lighting adjacent.

### THROUGH ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having matching ceiling to floor obscure double glazed window, two ceiling light points, loft hatch access, radiator, two storage cupboards offering superb storage space with enclosing shelving unit, door into:

### LOUNGE

11' 4" x 17' 6" (3.45m x 5.33m)

The spacious lounge has ample floor space for free standing lounge furniture and has full width double glazed aluminium sliding doors opening out to the rear patio, two ceiling light points, radiator, wall socket, TV connection point, feature gas fire display with brick built surround and quarry tiled surround.



### FITTED KITCHEN

14' 10" x 9' 1" (4.52m x 2.77m)

Offering a matching range of base units and drawers, integrated fridge, integrated freezer, integrated slimline 'CDA' dishwasher, recess and plumbing for washing machine, tower oven display with built-in 'CDA' oven, microwave recess above and additional storage above and beneath, roll top working surfaces, inset stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, four ring hob with tiled splashback and extractor hood over, matching range of wall units offering further storage space, housing for the combination boiler, two ceiling light points, UPVC double glazed window to the rear, tiled flooring which opens to space for a free standing breakfast or dining room table, obscure glazed door opening out to:



### SIDE PASSAGE

Servicing the right hand side aspect, the side passage provides access to the kitchen and rear garden, with obscure glazed surround, tiled flooring and perspex roof.

### GUEST CLOAKROOM

4' 6" x 3' 5" (1.37m x 1.04m)

Having a matching suite which comprises of a WC, hand wash basin with hot and cold taps over and tiled splashback, ceiling light point, obscure glazed window to the front aspect with secondary glazing, ceiling light point, radiator, mosaic tiled effect flooring.



### BEDROOM ONE

11' 9" x 9' 2" (3.58m x 2.79m)

The double master bedroom has a ceiling light point, radiator, wall socket, built-in wardrobe with twin mirror fronted sliding doors enclosing hanging rail and shelving unit, glazed window to the front aspect with secondary glazing.



### BEDROOM TWO

9' 1" x 11' 7" (2.77m x 3.53m)

The open second bedroom provides versatile space as either a separate dining room, sitting room or second bedroom, with the room itself having dual aspect by way of the glazed windows to both the front and side with secondary glazing, ceiling light point, radiator, wall socket, built-in wardrobe enclosing hanging rail and shelving unit and twin mirror fronted sliding doors.

### BEDROOM THREE

8' 3" x 12' 4" (2.51m x 3.76m)

The well proportioned third bedroom has a glazed window with secondary glazing overlooking the attractive rear garden, ceiling light point, radiator, wall socket.



## REFITTED SHOWER ROOM

6' 6" x 6' 2" (1.98m x 1.88m)

This attractive suite comprises of a close coupled WC set within vanity unit, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, walk-in shower unit with 'Triton' shower fitment and glass side screen, ceiling to floor tiled surround, ceiling downlighters, wall mounted heated towel rail, shaver socket, extractor fan, obscure UPVC double glazed window to the side, tiled flooring.

## OUTSIDE

### DOUBLE GARAGE

16' 10" x 16' 1" (5.13m x 4.9m)

The spacious double garage has two up and over garage doors accessed from the block paved driveway, with the garage area itself providing superb off road parking facilities or additional storage space, with the garage itself having a ceiling light point, wall socket, glazed window to the rear, glazed door opening out to the rear garden.

### REAR GARDEN

The attractive rear garden begins with the slabbed paved patio area which offers outdoor seating and entertainment space, with a continuing slabbed path leading to the garage rear entrance door and side entrance gate, a shaped lawn occupies the centre of the garden with borders surround offering a variety of evergreens and shrubbery, timber fencing to all boundaries.

### ANTI MONEY LAUNDERING

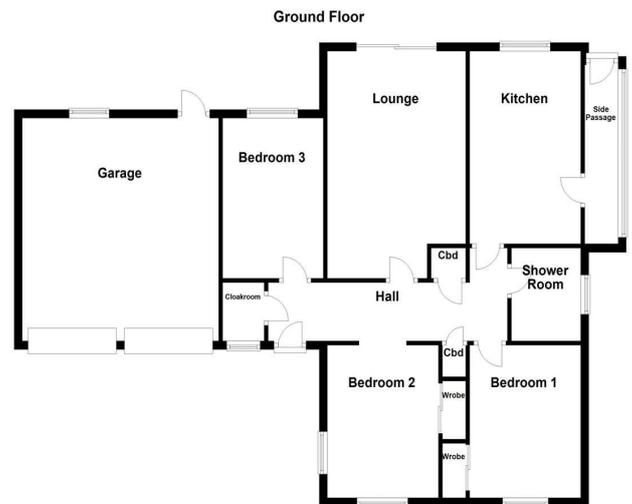
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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 the number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   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