



Sefton Road

Dosthill, Tamworth, Staffordshire, B77 1PN

Offers Over: £445,000

# Property Features

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- Superb Detached Three Bedroom Bungalow
- Entrance Porch
- Through Hallway
- Spacious Lounge
- Fitted Kitchen
- Utility Room
- Three Bedrooms
- Shower Room, WC
- Detached Double Garage
- Wrap Around Gardens

## Full Description

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Taylor Cole Estate Agents are delighted to present you with the unique opportunity to purchase a superb three bedroom detached bungalow situated on this most enviable of corner plots. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, through hallway, spacious lounge, fitted kitchen, utility room, three bedrooms, shower room, WC, detached double garage, wrap around gardens. Early internal viewing is considered essential.

This outstanding detached residence is situated in the highly desirable location of Dosthill and benefits from being in close proximity to local schooling, shopping amenities and commuter links, with the property itself positioned behind a large L-shaped fore garden which consists of a lawn, mature trees, shrubbery and slabbed paved paths, which in turn lead to the front entrance door and two side entrance gates, to the side of the property is a detached double garage with a tarmac driveway positioned in front.

### ENTRANCE PORCH

Accessed via the obscure double glazed UPVC front entrance door and having a matching obscure double glazed side window, door into the porch storage cupboard enclosing shelving unit, obscure glass panelled door into:

### THROUGH HALLWAY

The L-shaped through hallway has doors off to all rooms and has two ceiling light points, loft hatch access, radiator, wall socket, door to:

### SPACIOUS LOUNGE/DINING AREA

21' 0" x 16' 1" (6.4m x 4.9m)

This dual aspect room has UPVC double glazed windows to both the side and front aspect offering a superb outlook across the attractive garden, with the room itself having a feature electric fire display with decorative surround, marble backdrop



and marble hearth, two radiators, two ceiling light points, wall sockets, TV connection point, ample floor space for free standing lounge furniture and free standing dining room table, with double opening doors into:

#### FITTED KITCHEN

12' 11" x 7' 11" (3.94m x 2.41m)

Offering a matching range of base units and drawers, recess and point for free standing cooker with tiled splashback and extractor hood over, recess and point for under-counter fridge, roll top working surfaces with matching up-stands, continuing breakfast bar with chair recess beneath, matching range of wall units offering further storage space, boiler, ceiling light point, UPVC double glazed window to the rear, quality tile effect flooring, obscure UPVC double glazed door to:



#### UTILITY ROOM

13' 5" x 7' 1" (4.09m x 2.16m)

The utility/garden room has laundry working surfaces with recess and plumbing for washing machine, recess and plumbing for dishwasher, recess and point for tumble dryer, matching base and wall units, UPVC double glazed windows to both the side and rear, UPVC double glazed door opening out to the rear patio, ceiling light point, radiator, quality tile effect flooring.



#### BEDROOM ONE

13' 0" x 9' 10" (3.96m x 3m)

The double master bedroom has UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, floor space for free standing wardrobes, wall sockets.

#### BEDROOM TWO

10' 10" x 10' 0" (3.3m x 3.05m)

Again being a double bedroom and having a ceiling light point, radiator, wall socket, UPVC double glazed window to the side.



#### BEDROOM THREE

9' 0" x 9' 10" (2.74m x 3m)

The multi functional third bedroom is perfect for use as a bedroom, study or separate sitting room and has a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.

#### SHOWER ROOM

7' 10" x 6' 4" (2.39m x 1.93m)

This matching suite comprises of a WC, pedestal hand wash basin with hot and cold taps over and vanity mirror above, walk-in shower unit with 'Aquatronic' electric shower fitment, glass side screen and glass door, door into the airing cupboard enclosing the pre-lagged hot water tank and towel shelving unit, obscure UPVC double glazed window to the rear, ceiling light



point, radiator, water resistant tile effect flooring.

#### WC

2' 8" x 5' 1" (0.81m x 1.55m)

Having a ceiling light point, obscure UPVC double glazed window to the rear, WC, water resistant tile effect flooring.

#### OUTSIDE

##### DOUBLE DETACHED GARAGE

Accessed via the up and over double garage door from the tarmac driveway, the garage offers superb off road parking facilities or additional storage space, and has a ceiling light point, wall socket, obscure UPVC double glazed door to the rear garden.

##### WRAP AROUND REAR GARDEN

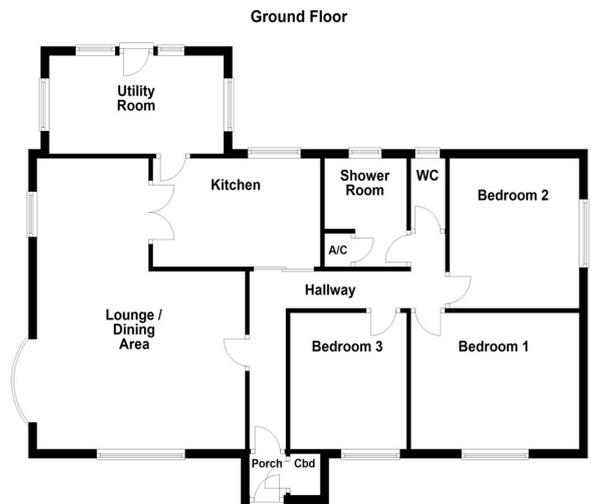
The large and enviable rear garden continues around the whole of the property and has two secure access side gates, with the garden itself beginning with the front and side section which predominantly consists of a neat lawn and shaped borders which offer a variety of evergreens and shrubbery, mature and pruned conifers maintain privacy to the front, timber fencing to the side, with a slabbed paved path leading to the rear garden area which has a slabbed paved patio providing superb outdoor seating and entertainment space, along with a further lawned area and Cotswold stone border surround, a car port is accessed from the side timber gate and provides additional off road parking space, along with access to the garage through the rear door.

#### 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 contact number provided.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 52   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