



Vicarage Close

Dordon, Tamworth, Staffordshire, B78 1TH

£229,950

Property Features

- Deceivingly Spacious Semi Detached Property
- Entrance Porch
- Through Entrance Hall
- Lounge
- Dining Room
- Galley Kitchen, Utility Room
- Downstairs Shower Room
- Three Bedrooms, Family Bathroom
- Detached Garage, Driveway
- Side Lean-to, Wrap Around Rear Garden

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this unique and deceivingly spacious semi detached property located in this quaint cul-de-sac setting. The property benefits from both UPVC double glazing (where specified) and gas fired central heating, with accommodation briefly comprising: entrance porch, through entrance hall, lounge, dining room, galley kitchen, utility room, downstairs shower room, side lean-to, three bedrooms, family bathroom, detached garage, wrap around rear garden, driveway. Early internal viewing is highly advised.

This charming three bedroom semi detached property boasts a wealth of original features and enjoys a superb position within the bulk head of this cul-de-sac, which sits within easy access to commuter links, local schooling and shopping amenities. To the fore, the property has a slabbed paved driveway along with a low maintenance Cotswold stone chipped fore garden which leads you to the porch front entrance door, double opening timber garage doors and side entrance to the rear garden.

ENTRANCE PORCH

Being of brick and UPVC construction with double glazed windows surround, UPVC double glazed front entrance door, tiled flooring, obscure glass panelled door into:

THROUGH RECEPTION HALLWAY

Having staircase off to first floor landing with storage cupboard beneath, ceiling light point, radiator, wall socket, door into:

LOUNGE

13' 10" (into bay) x 11' 11" (4.22m x 3.63m)

The spacious lounge has a UPVC double glazed bay window overlooking the front aspect, ceiling light point, wall socket, radiator, feature gas fire with decorative tiled display and matching hearth.



DINING ROOM

11' 2" x 11' 11" (3.4m x 3.63m)

This versatile room provides ample floor space for either free standing dining room table or additional seating area, with the room having a ceiling light point, UPVC double glazed window to the rear, radiator, wall socket, TV connection point, gas fire display with decorative tiled surround, matching hearth and back boiler behind.

GALLEY KITCHEN

11' 9" x 5' 11" (3.58m x 1.8m)

With a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for fridge, recess and gas point for free standing cooker, roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap above, matching up-stands, matching range of wall units offering further storage space, UPVC double glazed window to the side, ceiling light point, wall sockets, water resistant flooring, door into:

UTILITY ROOM

4' 3" x 6' 2" (1.3m x 1.88m)

With matching fitted drawers, UPVC double glazed window to the rear, ceiling light point, wall socket, tiled flooring, glazed panelled door into:

DOWNSTAIRS SHOWER ROOM

9' 3" x 3' 11" (2.82m x 1.19m)

The three piece suite comprises of a WC, pedestal hand wash basin with hot and cold taps over and tiled splashback, walk-in shower with enclosed tiled surround, shower fitment, glass side screen and sliding glass door, obscure UPVC double glazed window to the side, ceiling light point, extractor fan, wall mounted heated towel rail, tiled flooring.

SIDE LEAN-TO

Accessed via the side aspect through the UPVC double glazed door and having UPVC double glazed windows surround, ceiling light point, wall socket, tiled flooring, door returning to the kitchen.

FIRST FLOOR LANDING

Having UPVC double glazed window to the side, ceiling light point, wall socket, door into:

BEDROOM ONE

13' 10" (into bay) x 10' 11" (4.22m x 3.33m)

The spacious master bedroom provides ample floor space for free standing double bed and free standing bedroom furniture, with a UPVC double glazed bay window overlooking the front aspect, ceiling light point, radiator, wall socket.



BEDROOM TWO

11' 3" x 11' 11" (3.43m x 3.63m)

Again being a double bedroom and having a ceiling light point, matching range of fitted wardrobes enclosing hanging rails and shelving units, door into the airing cupboard enclosing the pre-lagged hot water tank and linen shelving unit, UPVC double glazed window to the rear, ceiling light point, radiator, wall socket.

BEDROOM THREE

7' 3" x 6' 11" (2.21m x 2.11m)

Positioned to the front of the property and having a UPVC double glazed window to the front, loft hatch access, ceiling light point.

FAMILY BATHROOM

5' 9" x 5' 11" (1.75m x 1.8m)

Having a pedestal hand wash basin with hot and cold taps over, WC, panelled bath with hot and cold taps, ceiling to floor tiled surround, ceiling light point, obscure UPVC double glazed window to the side, radiator, water resistant flooring.

OUTSIDE

DETACHED GARAGE

The detached timber framed garage has double opening timber doors, along with a side entrance door which provides internal access, and is ideal for outdoor storage space and encloses a wall socket.

REAR GARDEN

The wrap around rear garden provides superb outdoor seating, entertainment and social space, and is made up of a slabbed paved patio which in turn continues to the side aspect leading to the front driveway, a lawned area has borders surround, further section to the garden which continues from the patio where you can access the free standing timber shed and greenhouse, timber fencing and brick built walls to 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

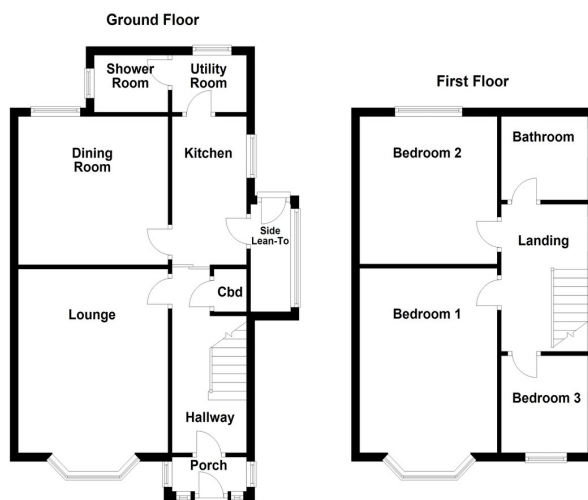
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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