



Dace

Dosthill, Tamworth, Staffordshire, B77 1NT

Offers In Excess Of £210,000

Property Features

- Modern and Well Located Semi Detached Residence
- Entrance Porch
- Fitted Kitchen
- Open Lounge
- Conservatory
- Two Bedrooms
- Bathroom
- Lean To/Store
- South Facing Rear Garden
- Driveway

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this modern and well located semi detached residence boasting immaculately presented accommodation throughout. The property itself benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, fitted kitchen, open lounge, conservatory, two bedrooms, bathroom, lean to/store, rear garden, low maintenance fore garden, tarmacadam driveway. Early internal viewing is highly advised.

This charming two bedroom semi detached property is conveniently located only a short distance away from highly regarded local schooling, excellent commuter links and shopping amenities, with the property itself positioned behind a Cotswold stone fore garden offering additional parking, tarmacadam driveway which in turn leads to the up and over lean to/store, and the porch front entrance door.

ENTRANCE PORCH

Accessed via the double glazed UPVC front entrance door and having UPVC double glazed windows surround, wall mounted light point, wall socket, modern decorative tiled flooring, secure door into:

FITTED KITCHEN

7' 9" x 11' 0" (2.36m x 3.35m)

This modern open aspect kitchen area is perfect for modern day living requirements, with the kitchen area itself having a matching range of soft close base units and drawers, recess and plumbing for washing machine, recess and point for fridge/freezer, integrated 'Bosch' dishwasher, integrated pull-out bin storage, built-in 'Neff' slide and hide oven with additional storage above and beneath, full height fitted cupboards with further storage space and housing for the 'Worcester Bosch' combination boiler, square edge working



surfaces with matching up-stands, inset one and half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, wall sockets, UPVC double glazed window to the front aspect, four ring 'Neff' induction hob, ceiling downlighters, modern upright column radiator, tile effect flooring, open aspect to:

LOUNGE

12' 6" x 12' 4" (3.81m x 3.76m)

The lounge offers superb floor space for free standing lounge furniture and has staircase off to first floor landing with open recess beneath, ceiling light point, radiator, wall socket, TV connection point, UPVC double glazed door and UPVC double glazed sliding doors opening into the conservatory, wood grain effect flooring.



CONSERVATORY

12' 5" x 9' 2" (3.78m x 2.79m)

Being of brick and UPVC construction and having a perspex roof, double glazing surround, UPVC double glazed French doors opening out to the rear patio, wall socket, modern wood grain effect flooring.



FIRST FLOOR LANDING

Having loft hatch access with fitted drop down ladder, feature ceiling light point over the stairs, UPVC double glazed picture window to the side, wall socket, doors to:

BEDROOM ONE

11' 8" x 9' 5" (3.56m x 2.87m)

The double master bedroom provides superb floor space for free standing double bed and has a ceiling light point, two UPVC double glazed windows to the rear, wall socket, radiator, built-in wardrobe enclosing hanging rail and shelving unit and fitted central mirror.



BEDROOM TWO

6' 0" x 8' 8" (1.83m x 2.64m)

Positioned to the front of the property, and having a UPVC double glazed window to the front aspect, ceiling light point, radiator, wall socket.

BATHROOM

6' 1" x 5' 6" (1.85m x 1.68m)

The matching three piece suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, P-shaped bath with hot and cold mixer tap and shower fitment above with waterfall shower head and detachable hose, ceiling to floor tiled surround, obscure UPVC double



glazed window to the front aspect, wall mounted heated towel rail, ceiling downlighters, modern water resistant tile effect flooring.

OUTSIDE

LEAN TO/STORE

This most useful storage and off road parking facility is accessed via the roller shutter garage door from the driveway and encloses wall socket, perspex roof and door leading out to the rear garden.

REAR GARDEN

Having two slabbed paved patio areas offering outdoor seating space, neat lawn occupying the centre of the garden with borders surround incorporating evergreens, shrubbery and bark chippings, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

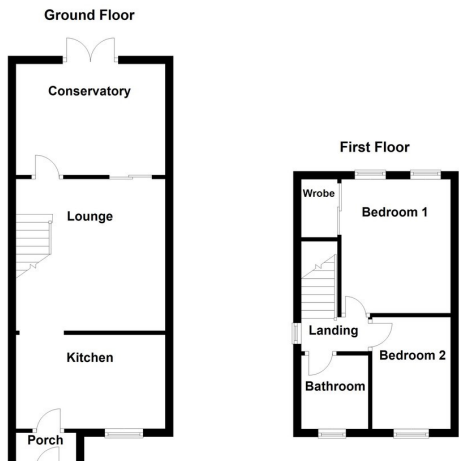
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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 contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		