



Cadogan Road

Dosthill, Tamworth, Staffordshire, B77 1PQ

£259,950

Property Features

- Attractive & Modern Semi-Detached
- Open Plan Lounge
- Open Kitchen / Dining Area
- Three Bedrooms
- Family Bathroom
- Rear Garden
- Large Driveway
- Freehold
- No Chain
- Internal Viewing Highly Advised

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this attractive and modern semi detached residence which enjoys a setback position upon this popular development. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hallway, lounge, open kitchen / dining area, three bedrooms, family bathroom, deceptively large rear and spacious driveway. Early internal viewing is highly advised.

Conveniently located only a short distance away from highly regarded schools, excellent commuter links and shopping amenities, this superb three bedroom semi detached home presents a wonderful opportunity for any prospective purchaser. To the fore, the property has a large block paved driveway which facilitates ample off-road parking, along with access to the side entrance gate and front entrance door.

ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door with matching UPVC double glazed side screen, staircase off to first floor landing with cupboard beneath, ceiling light point, wall socket, radiator, wood grain effect flooring, door into:

OPEN LOUNGE

12' 7" x 11' 1" (3.86m x 3.40m)

Providing superb floor space for free standing lounge furniture and having a UPVC double glazed bow window overlooking the front aspect, ceiling light point, radiator, wall socket, TV connection point, quality wood grain effect flooring opening to:



OPEN KITCHEN / DINING AREA

17' 6" x 8' 10" (5.34m x 2.70m)

This modern open plan space resides to the rear of the property and is perfect for modern day living requirements, with the refitted kitchen area benefitting from a matching range of shaker base units and drawers, integrated 'Zanussi' dishwasher, integrated full height fridge/freezer, integrated 'Zanussi' washing machine, built-in oven with additional storage above and beneath, quartz working surfaces with inset sink and drainer unit with hot and cold mixer tap over, four ring gas 'CDA' hob with stainless steel splashback and extractor hood above, matching range of wall units offering further storage space, ceiling light point, wall sockets, UPVC double glazed window to the rear, quality wood grain effect flooring opening to the dining area with space for free standing dining room table, ceiling light point above, radiator, further wall socket, UPVC double glazed doors opening out to the rear garden.

FIRST FLOOR LANDING

Having loft hatch access, wall socket, obscure UPVC double glazed window to the side aspect, doors to:

BEDROOM ONE

12' 5" x 9' 6" (3.81m x 2.92m)

The master bedroom provides fantastic floor space for free standing bedroom furniture, UPVC double glazed window to the front aspect, ceiling light point, radiator, wall sockets.

BEDROOM TWO

9' 4" x 10' 9" (2.87m x 3.28m)

Again being a double bedroom and having a UPVC double glazed window overlooking the rear garden, radiator, wall socket, ceiling light point.

BEDROOM THREE

9' 6" x 6' 7" (2.90m x 2.01m)

Positioned to the front of the property and being perfect for use as a single bedroom, nursery, dressing room or study, bedroom three has a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect, door into the airing cupboard enclosing the 'Worcester Bosch' combination boiler.

FAMILY BATHROOM

Fitted with a matching white suite comprising of pedestal hand wash basin, WC and panelled bath with tiled surrounds, ceiling light point, obscure UPVC double glazed window to the rear, tiled flooring, fitted towel radiator.



OUTSIDE

REAR GARDEN

This south facing rear garden is washed with sunlight for the main part of the day, which can be enjoyed on the two tiered slabbed paved patio area, a continuing side aspect offers further outdoor space along with access to the side entrance gate and potential opportunity for extension (subject to necessary planning permissions), a square lawned area occupies the centre of the garden and has slabbed paving and borders surround offering evergreens and shrubbery, along with mature trees which screen privacy, timber fencing to all boundaries.



ANTI MONEY LAUNDERING

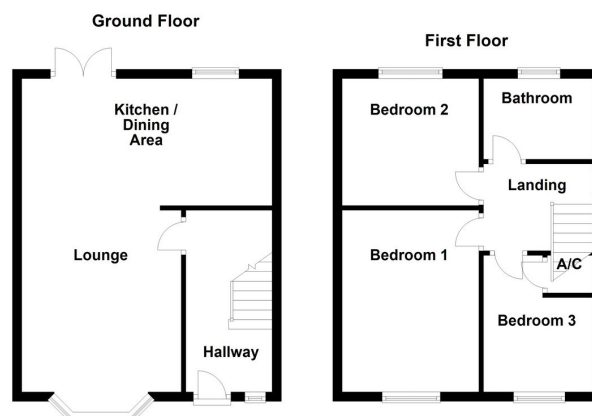
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		88 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