



Kempton Drive

Dosthill, Tamworth, Staffordshire, B77 1QN

£339,950



# Property Features

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- Impressive and Superbly Finished Detached Home
- Entrance Hallway
- Lounge
- Dining Area
- Fitted Kitchen
- Family Room
- Guest Cloakroom
- Three Double Bedrooms
- Two En-suites, Family Bathroom
- Landscaped Rear Garden, Tarmacadam Driveway

## Full Description

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Taylor Cole Estate Agents are thrilled to welcome to market this most impressive and superbly finished detached home situated on this modern residential development within Dosthill. The property benefits from a garage conversion, UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hallway, lounge, dining area, fitted kitchen, family room, guest cloakroom, three double bedrooms, two en-suites, family bathroom, landscaped rear garden, tarmacadam driveway. Early internal viewing is highly advised.

This outstanding three bedroom detached residence resides in an enviable position within this cul-de-sac setting, and is conveniently located only a short distance away from local schooling, shopping amenities and commuter links. The fore of the property enjoys a newly laid tarmacadam driveway with block paving border surround, which in turn provides access to the side entrance gate and the secure composite front entrance door.

### ENTRANCE HALLWAY

Stepping in through the obscure double glazed composite front entrance door, there is a staircase leading to the first floor landing, ceiling light point, radiator, wall socket, engineered wood flooring, door to:

### LOUNGE

12' 0" x 15' 7" (max) (3.66m x 4.75m)

The cosy lounge has a feature log burner effect gas fire set within recess with modern brick slip tiled surround, slate hearth and decorative lintel over, UPVC double glazed bay window overlooking the front aspect, ceiling light point, radiator, wall socket, TV connection point, ample floor space for free standing lounge furniture, open arch into:

### DINING AREA

8' 6" x 10' 1" (2.59m x 3.07m)

Positioned between the lounge and kitchen, the dining area provides ample floor space for free standing dining room table with ceiling light point above, radiator, wall socket, UPVC double glazed French doors opening out to the rear garden, door into:

### FITTED KITCHEN

11' 7" x 15' 1" (3.53m x 4.6m)

The impressive fitted kitchen boasts ample space for cooking and socialising, with the kitchen itself having a matching range of white high gloss base units and drawers, integrated 'Bosch' dishwasher, fitted wine rack, recess and gas point for free standing 'range' style cooker, tiled splashback and extractor hood over, recess and point for free standing 'American' style fridge/freezer, recess and plumbing for washing machine,



recess and point for tumble dryer, roll top wood grain effect working surfaces with tiled surround, wall sockets, matching range of wall units offering further storage space, two UPVC double glazed windows overlooking the rear garden, two ceiling light points, obscure double glazed door leading to the side aspect with window adjacent, radiator, door into the understairs storage cupboard offering superb additional storage space, modern wood grain effect flooring.

#### FAMILY ROOM

7' 5" x 15' 5" (2.26m x 4.7m)

Incorporated within the garage conversion, this versatile room provides perfect working space and could also be utilised as a snug or playroom, with the room itself having ceiling downlighters, UPVC double glazed window to the front aspect, radiator, wall sockets, wall mounted TV connection point.



#### GUEST CLOAKROOM

5' 0" x 2' 11" (1.52m x 0.89m)

Situated off the entrance hallway and comprising of a WC, wall mounted hand wash basin with hot and cold taps over, tiled splashback and toiletry storage beneath, obscure UPVC double glazed window to the front aspect, ceiling light point, radiator, engineered wood flooring.



#### FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, wall socket, door into the airing cupboard enclosing the pre-lagged hot water tank and linen shelving over, doors to:

#### BEDROOM ONE

10' 4" x 12' 0" (max) (3.15m x 3.66m)

The double master bedroom provides fantastic floor space for free standing double bed, UPVC double glazed window to the front aspect, range of built-in wardrobes enclosing hanging rails and shelving units, ceiling light point, radiator, wall sockets, folding door into:



#### EN-SUITE

5' 10" x 6' 4" (1.78m x 1.93m)

The stunning en-suite boasts a walk-in shower with waterfall shower head and glass side screen, ceiling to floor tiled surround, WC set within vanity unit with hand wash basin with hot and cold mixer tap and toiletry storage beneath, obscure UPVC double glazed window to the front aspect, wall mounted heated towel rail, ceiling downlighters, extractor fan, tiled flooring.

#### BEDROOM TWO

14' 5" x 8' 0" (4.39m x 2.44m)

Again being a double bedroom and having a feature dormer pitched UPVC double glazed window to the front aspect, double glazed window to the side, ceiling light point, radiator, wall socket, door into:



#### EN-SUITE

7' 6" x 5' 11" (2.29m x 1.8m)

The matching three piece suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, corner shower unit with enclosed 'Triton' shower fitment, glass side screen and sliding glass doors, double glazed 'Velux' window to the rear, wall mounted extractor fan, radiator, modern wood grain effect flooring, door into further storage.



**BEDROOM THREE**

8' 5" x 10' 10" (2.57m x 3.3m)

The well proportioned third bedroom offers floor space for free standing double bed and has fitted wardrobe enclosing hanging rail and shelving unit, ceiling light point, radiator, wall socket, telephone connection point (subject to regulations), UPVC double glazed window to the rear.

**FAMILY BATHROOM**

7' 5" x 6' 4" (2.26m x 1.93m)

This luxury suite has a free standing bath with hot and cold mixer tap over and floor spotlights surround, close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage drawers beneath, vanity mirror over and inset lighting, ceiling downlighters, obscure UPVC double glazed window to the rear, ceiling to floor tiled surround, modern upright column radiator, tiled flooring.

**OUTSIDE**

**REAR GARDEN**

The stunning landscaped rear garden begins with the slabbed paved patio area offering fantastic outdoor seating and entertainment space, with feature block paved border surround, continuing path leads to the side entrance gate, neat lawn positioned within the centre of the garden with immaculately presented borders surround incorporating evergreens and shrubbery along with plum slate, to the rear is a secondary patio area providing further outdoor seating, along with the feature timber panelled wall with fitted up and down lighters, timber fencing to all boundaries.

**ANTI MONEY LAUNDERING**

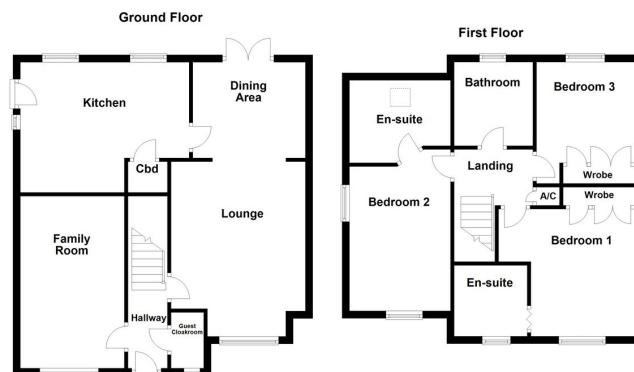
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

**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		82 B
69-80	C	69 C	
55-68	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