



Nimbus

Dosthill, Tamworth, Staffordshire, B77 1PW

Offers Over £290,000

Property Features

- Magnificent Semi Detached Family Home
- Open Entrance Hall
- Lounge
- Fitted Kitchen/Dining Area
- Guest Cloakroom
- Three Bedrooms
- Luxury Family Bathroom
- Detached Garage
- Driveway
- Rear Garden

Full Description

Taylor Cole Estate Agents are proud to present this magnificent semi detached family home nestled in this enviable cul-de-sac position within the heart of ever popular Dosthill. The property benefits from high quality finishings throughout, UPVC double glazing and built-in heating and airing conditioning temperature control system, with the property itself briefly comprising: open entrance hall, lounge, fitted kitchen/dining area, guest cloakroom, three bedrooms, luxury family bathroom, detached garage, rear garden, driveway. Early internal viewing is considered essential.

This impressive and stunningly presented three bedroom semi detached home has been transformed by the current owners and boasts excellent fixtures and fittings throughout, with the property itself privately situated within the bulkhead of the cul-de-sac, which is conveniently located only a short distance away from local schooling, shopping amenities and commuter links. To the front of the property are two driveways offering fantastic off road parking facilities, along with access to the up and over garage door, side entrance gate and UPVC front entrance door.

OPEN ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having a ceiling light point, wall socket, inset brushed doormat, with open arch into:

LOUNGE

13' 3" x 15' 7" (4.04m x 4.75m)

This stunning lounge offers an abundance of natural light source through its dual aspect windows by way of having a UPVC double glazed bow window to the front and double glazed UPVC French doors with matching side screens opening to the rear garden, feature media wall with recess and point for TV, built-in flame effect fire with built-in electric heating, wall sockets, ceiling downlights, heating and air conditioning vents, herringbone laid wood grain effect flooring, staircase off to first floor landing, heating thermostat, glass panelled door into:



KITCHEN/DINING AREA

9' 9" x 15' 0" (2.97m x 4.57m)

This outstanding fitted kitchen boasts an excellent matching range of base units and drawers, integrated 'Beko' washing machine, integrated slimline dishwasher, integrated under-counter fridge, matching integrated freezer adjacent, built-in 'Bosch' oven with four ring induction hob, acrylic splashback and extractor hood over, luxury acrylic working surfaces with matching up-stands, inset one and half bowl sink with hot and cold mixer tap, built-in boiling and filter water and drainer grooves adjacent, matching range of handleless wall units offering further storage space, built-in microwave, continuing acrylic breakfast bar with chair recess beneath, ceiling to floor storage cupboard adjacent, feature light point over, ceiling downlighters, heating and air conditioning vents, feature upright slat wall, UPVC double glazed windows to both the front and rear aspect, obscure UPVC double glazed door opening out to the rear garden, wall sockets, herringbone laid luxury wood grain effect flooring to the dining section with bespoke fitted bench and further storage beneath.



GUEST CLOAKROOM

3' 6" x 3' 2" (1.07m x 0.97m)

This matching suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, half tiled surround, ceiling downlighter, herringbone laid luxury wood grain effect flooring.

FIRST FLOOR LANDING

Having a UPVC double glazed window to the rear offering natural light source, ceiling downlighters, heating and air conditioning vent, wall socket, luxury carpeted flooring, oak doors to:

BEDROOM ONE

17' 0" x 11' 7" (5.18m x 3.53m)

Offering fantastic floor space for free standing double bed and open floor space for free standing wardrobe, fitted modern beside reading lights, wall sockets, ceiling downlighters, two heating and air conditioning vents, UPVC double glazed window to the front aspect, luxury carpeted flooring.



BEDROOM TWO

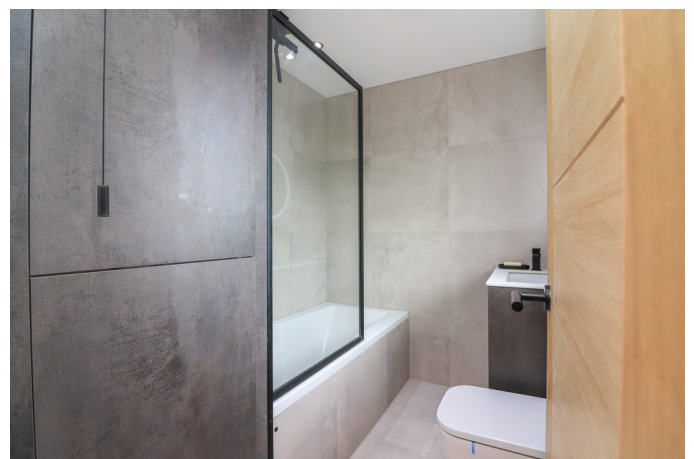
11' 5" x 8' 3" (3.48m x 2.51m)

Again being a double bedroom and having built-in wardrobe enclosing hanging rail and shelving unit, with ceiling to floor mirror fronted sliding doors, UPVC double glazed window to the front aspect, ceiling downlighters, wall sockets, two heating and air conditioning vents, loft hatch access, luxury carpeted flooring.

BEDROOM THREE

7' 5" x 6' 6" (2.26m x 1.98m)

Currently being utilised as a dressing room, this well proportioned third bedroom has a UPVC double glazed window overlooking the rear garden, ceiling downlighters, heating and air conditioning vent, wall socket.



FAMILY BATHROOM

5' 9" x 7' 0" (1.75m x 2.13m)

This outstanding family bathroom boasts modern ceiling to floor tiled surround and has a luxury suite which includes a close coupled WC set within vanity unit, hand wash basin with hot and cold mixer tap over and toiletry storage surround, marble effect compact laminate above, wall mounted vanity mirror with inset lighting and bluetooth speaker, panelled bath with hot and cold waterfall mixer tap and glass side screen, waterfall shower heat and detachable hose, built-in cupboard with fitted linen shelving unit, ceiling downlighters, heating and air conditioning vent, extractor fan, obscure UPVC double glazed window to the rear, matching flooring.



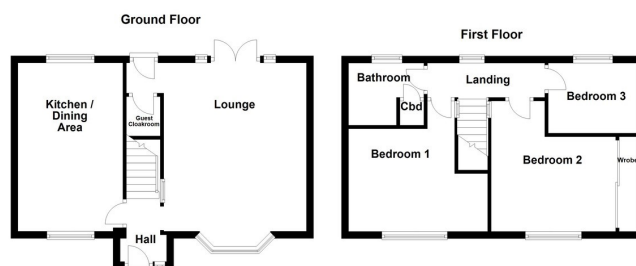
OUTSIDE

GARAGE

The detached garage is accessed via the up and over garage door from the tarmac driveway, and provides ample internal storage space or off road parking facilities, along with a glazed window to the side, side entrance door opening to the rear garden.

REAR GARDEN

The spacious rear garden enjoys a wrap around elevation and presents an excellent opportunity as a blank canvas for any purchaser to put their own stamp on, with the garden itself currently having a slabbed paved patio and lawned areas, continuing path leading to the side entrance gate and timber fencing 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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