



TAYLOR
COLE.
Signature

Belvoir

Dosthill, Tamworth, B77 1JJ

- Stunning and Spacious Detached Family Home
- Impressive Reception Hallway Lounge
- Separate Dining room
- Superb Fitted Kitchen
- Breakfast Room
- Guest Cloakroom
- Four Double Bedrooms, Luxury En-suite, Luxury Family Bathroom
- Double Garage, Driveway
- Private Garden to Rear

£675,000

EPC Rating 'TBC'





Property Description

Taylor Cole Signature are delighted to offer 'for sale' this stunning and very spacious detached family home situated within one of Tamworth's most sought after residential locations. The property has been upgraded throughout to a high standard with UPVC double glazing and gas fired central heating, with accommodation briefly comprising: impressive reception hallway, lounge, separate dining room, superb fitted kitchen, breakfast room, guest cloakroom, four double bedrooms, luxury en-suite, luxury family bathroom, double garage, tarmacadam driveway, neat fore garden, immaculate and private garden to rear. Internal viewing is considered essential.

This stunning family home really must be viewed to be fully appreciated, with immaculate presentation throughout. The property is located on this most prestigious road with the property itself being set back from the roadside behind a neat lawned fore garden with slate chipped window border, and a tarmacadam driveway with block paved border providing ample off road parking facilities along with access to the double garage with external courtesy lighting, and the side garden gate, a block paved pathway



leads to the front entrance with canopy storm porch, wall mounted courtesy light, tiled floor and a double glazed front door leading through to:

IMPRESSIVE HALLWAY

11' 8" x 9' 7" (3.57m x 2.94m) Providing an excellent first impression, with a staircase leading off to the first floor landing, coving to ceiling, ceiling light point, radiator, 'Porcelanosa' floor tiles, built-in cloak cupboard, double doors leading through to lounge and door to:

GUEST CLOAKROOM

Comprising of a white suite of close coupled WC and wash hand basin with complementary tiled splashback, ceiling light point, coving to ceiling, UPVC double glazed window, radiator, 'Porcelanosa' floor tiling.



LOUNGE

25' 2" x 11' 9" (7.69m (into bay) x 3.59m) This spacious and beautifully presented lounge has a feature natural stone fireplace with black granite inset and 'living flame' gas fire, UPVC double glazed and leaded bay window to the front, UPVC double glazed French doors leading out onto the garden patio, two ceiling light points, coving to ceiling, two radiators, laminate flooring, door to:

DINING ROOM

14' 2" x 11' 8" (4.33m x 3.56m) Beautifully decorated and having UPVC double glazed French doors leading out onto the garden patio, ceiling light point, coving to ceiling, radiator.



KITCHEN

15' 5" x 10' 8" (4.70m x 3.26m) This high quality kitchen has been refitted with an excellent range of 'Hacker' base units and drawers with contemporary silestone working surfaces with matching up-stands and an under-counter 'Blanco' stainless steel sink unit with 'Quooker' hot, cold and boiling tap, built-in 'Siemens' appliances to include single oven, combination microwave and oven, induction hob with extractor hood over, warming drawer, integrated 'Siemens' dishwasher, fridge and freezer, integrated 'Hoover' washer/dryer, further range of matching wall mounted cupboards with under-cupboard lighting, ceiling downlighters, coving to ceiling, UPVC double glazed window overlooking the rear garden, radiator, 'Porcelanosa' floor tiles, obscure UPVC double glazed door to side, open access leading through to:



BREAKFAST ROOM

12' 7" x 8' 7" (3.85m x 2.62m) This well proportioned breakfast room has an excellent range of fitted furniture including breakfast table with matching up-stand, range of wall units, ceiling downlighters, coving to ceiling, UPVC double glazed windows to both side elevations, radiator, 'Porcelanosa' floor tiling, door to garage.



FIRST FLOOR LANDING

The landing has access to loft via drop down ladders, ceiling light point, UPVC and leaded double glazed window to the front, built-in airing cupboard housing the hot water tank, doors to:

BEDROOM ONE

16' 7" x 12' 3" (5.07m x 3.75m) This spacious master bedroom has a UPVC double glazed window which overlooks the rear garden, and an excellent range of fitted wardrobes, ceiling light point, coving to ceiling, radiator, door to:

LUXURY EN-SUITE

5' 4" x 8' 0" (1.65m x 2.44m) This high quality bathroom is fitted with a 'Porcelanosa' suite comprising of panelled bath, wall hung wash hand basin, wall hung WC and is complemented by 'Porcelanosa' floor and wall tiles with feature inset lighting, additional downlighters, chrome coloured heated towel rail, obscure UPVC double glazed window to the side.



BEDROOM TWO

11' 3" x 10' 4" (3.45m x 3.17m) This double bedroom has an excellent range of built-in wardrobes, UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.

BEDROOM THREE

13' 4" x 9' 1" (4.08m x 2.79m) Another generous sized double bedroom with an excellent range of fitted wardrobes, ceiling light point, coving to ceiling, radiator, UPVC double glazed window overlooking the rear garden.



BEDROOM FOUR

9' 4" x 9' 4" (2.85m x 2.85m) Bedroom four has an excellent range of built-in wardrobes, UPVC and leaded double glazed window to the front, ceiling light point, coving to ceiling, radiator.

LUXURY FAMILY BATHROOM

5' 4" x 9' 9" (1.64m x 2.99m) This stunning 'Porcelanosa' bathroom comprises of a white suite of free standing bath with mixer tap and shower attachment, fully enclosed shower cubicle with luxury shower fitment, wall hung WC, wall hung wash hand basin set in vanity unit, with the suite complemented by both floor and full height 'Porcelanosa' tiles, ceiling downlighters, chrome coloured heated towel rail, obscure and leaded UPVC double glazed window to front.

OUTSIDE

DOUBLE GARAGE

17' 10" x 16' 11" (5.44m x 5.18m) With an electric remote control up and over entrance door, ceiling strip light point, access to loft storage area via drop down ladders, obscure





UPVC double glazed door to the side, central heating boiler, power points.

REAR GARDEN

This generous sized and very well presented private rear garden is a fantastic asset to this beautiful home, with a large porcelain paved patio which extends from both side elevations and across the full width of the rear of the property, external cold water supply, external power point, external feature lighting, rendered and railway sleeper raised planters containing a variety of evergreen shrubbery along with flowering plants, the garden itself is set out with two neat lawns with raised mature borders containing trees, evergreen shrubbery and flowering plants, and the garden is bound on all sides by timber fencing.



SECURITY

Please note the property is protected by an intruder alarm system and cameras.

TENURE

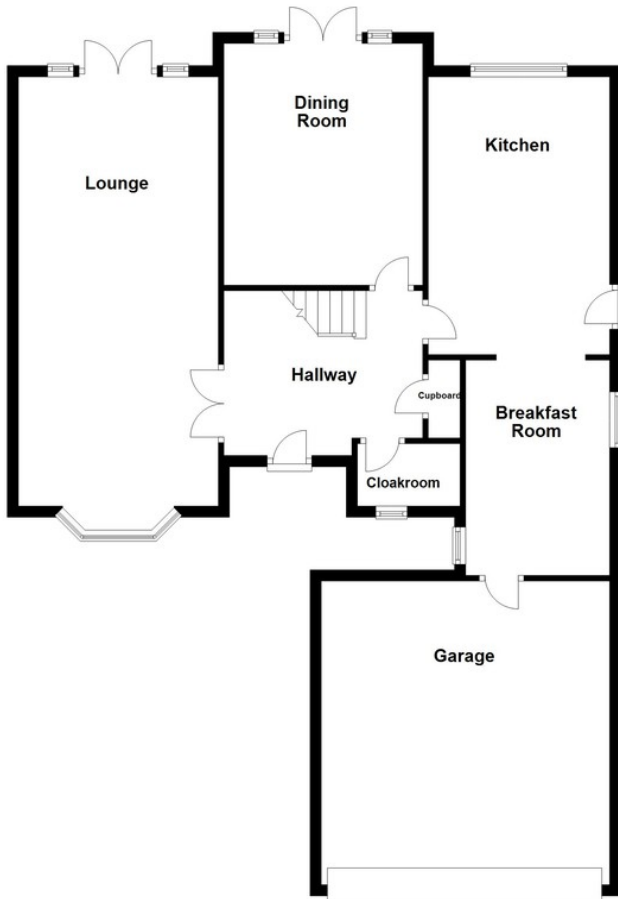
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

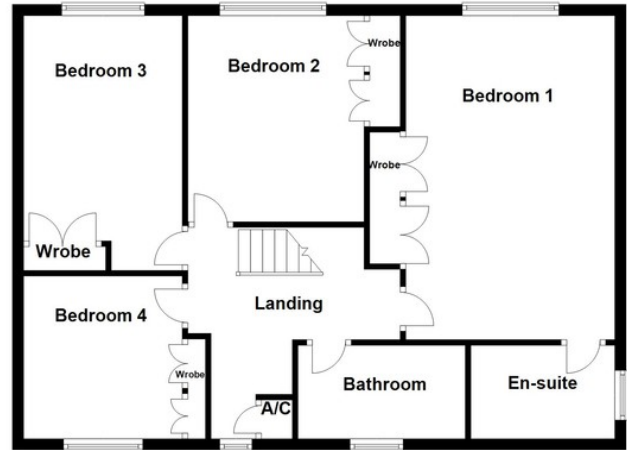
By prior appointment with Taylor Cole Estate Agents on 01827 311412.



Ground Floor



First Floor



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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