



Park Road

Dosthill, Tamworth, Staffordshire, B77 1NL

Offers In Region Of £250,000

Property Features

- Immaculately Presented Semi Detached Residence
- Entrance Porch
- Open Reception Hall
- Lounge/Dining Area
- Open Snug
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Garage, Concrete Print Driveway
- Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented and deceptively spacious semi detached residence which presents an excellent opportunity for first time buyers, upsizers and downsizers. The property benefits from open plan accommodation, gas fired central heating and UPVC double glazing, with accommodation briefly comprising: entrance porch, open reception hall, lounge/dining area, open snug, fitted kitchen, three bedrooms, family bathroom, garage, rear garden, concrete print driveway. Early internal viewing is highly advised.

Situated in the heart of Dosthill, this superb three bedroom semi detached property is conveniently situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a concrete print driveway with continuing side aspect leading to the up and over garage door and side entrance door, with the driveway also providing access to the UPVC front entrance door with external courtesy lighting adjacent.

ENTRANCE PORCH

Accessed via the obscure double glazed UPVC front entrance door and having a ceiling light point, wall socket, UPVC double glazed window to the front aspect, carpeted flooring, glass panelled door into:

OPEN RECEPTION HALL

Having staircase off to first floor landing, ceiling light point, radiator, wood grain effect flooring, telephone connection point (subject to regulations), wall socket, door into the storage cupboard enclosing superb storage space, shelving unit and cloak hooks, open aspect to:



LOUNGE/DINING AREA

10' 5" x 17' 11" (3.18m x 5.46m)

This superb open aspect room provides ample floor space for free standing lounge and free standing dining room furniture and has a feature fire display recess with decorative lintel above and solid stone hearth, ceiling light point, wall sockets, TV connection point, UPVC double glazed sliding doors opening out to the rear patio, wood grain effect flooring, open aspect to:

SNUG

6' 7" x 9' 8" (2.01m x 2.95m)

Positioned between the kitchen and the lounge/dining area, this versatile space is currently utilised as a snug and presents an excellent opportunity to be utilised as a study/play area, with the room itself having a ceiling light point, UPVC double glazed window to the rear, radiator, wall socket, door into:

FITTED KITCHEN

10' 8" x 6' 6" (3.25m x 1.98m)

Benefitting from a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for tumble dryer, recess and gas point for free standing cooker with tiled splashback and extractor hood over, square edge working surfaces with inset one and a half bowl ceramic sink and drainer unit with hot and cold mixer tap over, complementary tiled surrounds, wall sockets, matching range of wall units offering further storage space, twin glass fronted display cabinet, ceiling light point, open recess with floor space for free standing fridge/freezer, two UPVC double glazed windows to the side, obscure UPVC double glazed door opening to the side aspect, door into the understairs storage cupboard, tiled flooring.

FIRST FLOOR LANDING

Having loft hatch access, two ceiling light points, UPVC double glazed window to the side, wall socket, door into the airing cupboard enclosing the pre-lagged hot water tank, doors off to:

BEDROOM ONE

9' 11" x 12' 11" (3.02m x 3.94m)

The double master bedroom provides ample floor space for free standing bedroom furniture, ceiling light point, radiator, wall sockets, UPVC double glazed window overlooking the rear garden, polished finish wood grain effect flooring.

BEDROOM TWO

9' 1" x 10' 6" (2.77m x 3.2m)

Again being a double bedroom and having built-in storage cupboard enclosing hanging rail and shelving unit, UPVC double glazed window to the front aspect, ceiling light point, wall socket, radiator.

BEDROOM THREE

6' 8" x 8' 2" (2.03m x 2.49m)

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



FAMILY BATHROOM

4' 11" x 7' 5" (1.5m x 2.26m)

The attractive family bathroom benefits from a matching suite which comprises of a close coupled WC set within vanity unit with hand wash basin with hot and cold mixer tap and toiletry storage beneath, P-shaped bath with hot and cold mixer tap and 'Mira' shower fitment over, ceiling to floor tiled surround and glass side screen, obscure UPVC double glazed window to the side, further built-in cupboards enclosing shelving rail, ceiling light point, modern water resistant wood grain effect flooring.

OUTSIDE

GARAGE

Accessed via the up and over garage door from the continuing concrete print driveway, the garage offers ample storage facilities or additional off road parking space.

REAR GARDEN

Stepping out onto the concrete patio area which offers outdoor seating space, and side access to the side entrance gate, two bedding areas reside adjacent to the step which leads to the lawned area which continues to the rear and party boundaries providing ample outdoor living space, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

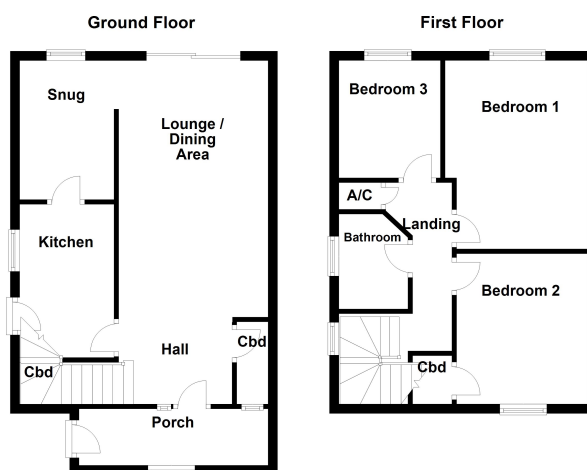
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		84 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