



Nimbus

Dosthill, Tamworth, Staffordshire, B77 1PW

£235,000

# Property Features

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- Attractive and Well Presented Semi Detached Property
- No Onward Chain
- Entrance Hall
- Lounge
- Dining Room
- Fitted Kitchen
- Three Bedrooms
- Family Shower room
- Wrap Around Rear Garden
- Tarmacadam Driveway

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this attractive and well presented semi detached property located in this cul-de-sac setting. The property benefits from no onward chain, UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, dining room, fitted kitchen, three bedrooms, family shower room, wrap around rear garden, tarmacadam driveway. Early internal viewing is considered essential.

Located in the heart of Dosthill, this three bedroom semi detached home offers enormous potential for any prospective purchaser and resides behind a newly laid tarmacadam driveway with block paved border surround, which in turn leads to the double opening side entrance doors and UPVC front entrance door.

### ENTRANCE HALL

Stepping in through the obscure UPVC double glazed front entrance door and having matching side screen, wall mounted cloak hooks, ceiling light point, door into:

### LOUNGE

15' 1" x 13' 4" (4.6m x 4.06m)

The lounge provides floor space for free standing lounge furniture and has UPVC double glazed bow window to the front aspect, UPVC double glazed sliding door leading out to the rear patio, staircase off to first floor landing, feature gas fire display with brick slip surround and quarry tiled hearth, wall sockets, TV connection point, radiator, door into:



### DINING ROOM

9' 9" x 7' 6" (2.97m x 2.29m)

This versatile room is being utilised as a dining room and is positioned between the kitchen and lounge, with the room itself offering ample floor space for free standing dining room table with ceiling light point over, radiator, wall socket, UPVC double glazed window to the front aspect, door to:



### FITTED KITCHEN

7' 3" x 11' 9" (2.21m x 3.58m)

Having a matching range of base units and drawers, recess and plumbing for washing machine, integrated fridge, integrated freezer, built-in 'Whirlpool' oven with four ring gas hob, stainless steel splashback and extractor hood over, roll top working surfaces with complementary tiled surround, wall sockets, matching range of wall units offering further storage space, wall mounted 'Baxi' boiler, UPVC double glazed window to the rear, ceiling light point, door into the understairs storage cupboard enclosing fitted shelving unit, obscure UPVC double glazed door leading to the rear garden, tiled flooring.



### FIRST FLOOR LANDING

With a ceiling downlighter, UPVC double glazed window to the rear, wall socket, doors to:

### BEDROOM ONE

9' 9" x 8' 9" (2.97m x 2.67m)

Bedroom one offers ample floor space for free standing double bed and has a display of built-in wardrobes enclosing hanging rail and shelving unit, loft hatch access, wall sockets, radiator, UPVC double glazed window to the front aspect.



### BEDROOM TWO

10' 0" x 8' 3" (3.05m x 2.51m)

Again being a double bedroom and having a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.

### BEDROOM THREE

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

Making perfect use as a home office, nursery or single bedroom, bedroom three is positioned to the rear of the property and has a UPVC double glazed window, ceiling light point, radiator, wall socket.



## FAMILY SHOWER ROOM

7' 0" x 5' 11" (2.13m x 1.8m)

Fitted with a matching suite comprising of a close coupled WC, hand wash basin with hot and cold mixer tap over and vanity mirror above with tiled splashback, toiletry storage beneath, walk-in shower with enclosed ceiling to floor tiled surround, wall mounted 'Mira' shower fitment, glass side screen and sliding glass door, door into the laundry cupboard enclosing linen shelving unit, ceiling light point, radiator, obscure UPVC double glazed window to the rear, tiled flooring.



## OUTSIDE

### REAR GARDEN

The attractive and well maintained rear garden begins with the slabbed paved patio area offering outdoor seating and entertainment space, steps down to a shaped lawn with border surround offering evergreens and shrubbery, to the side of the property is an open aspect providing further outdoor living space and storage facilities, double opening garage door facade and double opening side entrance gate providing access to the front of the property.

### ANTI MONEY LAUNDERING

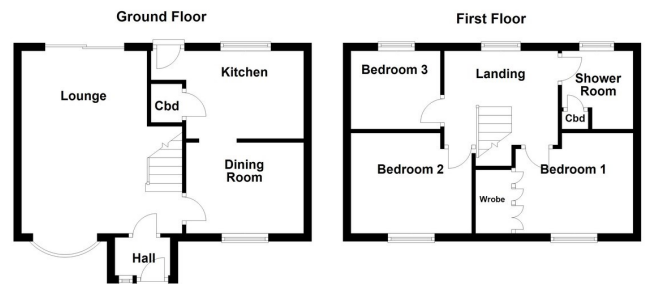
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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	60 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