



Sefton Road

Dosthill, Tamworth, Staffordshire, B77 1PN

£275,000



# Property Features

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- Attractive Semi Detached Property
- Entrance Hall
- Lounge
- Kitchen/Dining Area
- Conservatory
- Master Bedroom with En-suite
- Two Further Bedrooms
- Family Bathroom
- Detached Garage, Tarmacadam Driveway
- Landscaped Rear Garden

## Full Description

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Taylor Cole Estate Agents are pleased to offer 'for sale' this attractive semi detached property situated on this highly desirable and modern residential development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, kitchen/dining area, conservatory, master bedroom with en-suite, two further bedrooms, family bathroom, detached garage, landscaped rear garden, tarmacadam driveway. Early internal viewing is considered essential.

This superb three bedroom semi detached residence is conveniently situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself having a tandem tarmacadam driveway running adjacent to the property and leading to the detached garage via its up and over garage door, with the entrance to the property via the secure composite front entrance door with canopy storm porch over.

### ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having obscure UPVC double glazed window to the side, ceiling light point, radiator, wall socket, wood grain effect flooring, door into:

### LOUNGE

12' 2" x 15' 11" (3.71m x 4.85m)

The lounge offers superb floor space for free standing lounge furniture and has a door into the understairs storage cupboard offering further storage space, UPVC double glazed window to the front aspect, radiator, wall sockets, TV connection point, telephone connection point (subject to regulations), fire display, door into:

### KITCHEN/DINING AREA

9' 7" x 15' 4" (2.92m x 4.67m)

This open kitchen/dining area is perfect for modern day living requirements, with the kitchen area having a matching range of base units and drawers, recess and plumbing for washing machine, recess and plumbing for dishwasher, recess and point for fridge,



tower oven display with built-in 'Hotpoint' oven and grill, with additional storage above and beneath, roll top working surfaces with matching up-stands, inset stainless steel sink and drainer unit with hot and cold mixer tap over, four ring gas hob with tiled splashback and extractor hood above, complementary tiled surround, wall socket, matching range of wall units offering further storage space, internal window to the conservatory, ceiling light point, open aspect to the dining section, with floor space for free standing dining room table, ceiling light point, wall socket, radiator, UPVC sliding doors into:

#### CONSERVATORY

15' 0" x 10' 4" (max) (4.57m x 3.15m)

Being of brick and UPVC construction and having double glazed window overlooking the attractive rear garden, with matching French doors opening to the patio, perspex roof, ceiling light point, tiled flooring, wall sockets.

#### FIRST FLOOR LANDING

Having an obscure UPVC double glazed window to the side aspect, loft hatch access, ceiling light point, door into the airing cupboard enclosing the pre-lagged hot water tank, doors to:

#### BEDROOM ONE

10' 0" x 9' 5" (3.05m x 2.87m)

The master bedroom has ample floor space for free standing double bed and has built-in wardrobes enclosing hanging rail and shelving unit, UPVC double glazed window to the rear, radiator, wall sockets, door into:

#### EN-SUITE

6' 0" x 8' 6" (1.83m x 2.59m)

The white suite comprises of a pedestal hand wash basin with hot and cold taps over, WC, walk-in shower unit with enclosed 'Triton' shower fitment and glass door, ceiling downlighters, obscure UPVC double glazed window to the rear, radiator, extractor fan, tiled flooring.

#### BEDROOM TWO

8' 10" x 10' 5" (2.69m x 3.18m)

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

#### BEDROOM THREE

7' 5" x 7' 0" (2.26m x 2.13m)

Having a purpose built single bed with storage beneath and fitted cupboards above, ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.

#### FAMILY BATHROOM

8' 9" x 6' 8" (2.67m x 2.03m)

The matching suite comprises of a panelled bath with hot and cold taps over and shower fitment above, close coupled WC, pedestal hand wash basin with hot and cold taps over and tiled splashback, ceiling downlighters, extractor fan, radiator, tiled flooring.





**OUTSIDE**

**DETACHED GARAGE**

The detached garage has been partially converted but maintains the up and over garage door to the front and is accessed from the tarmacadam driveway, with the garage enclosing ceiling light point, wall socket, door leading out to:

**REAR GARDEN**

This most attractive landscaped rear garden offers low maintenance outdoor space and has a slabbed paved patio area offering outdoor seating space, along with an artificial lawn occupying the centre of the garden with immaculate shaped borders surround with plum slate chippings, variety of evergreens and shrubbery, timber fencing to all boundaries, side entrance gate leading to the front aspect.



**ANTI MONEY LAUNDERING**

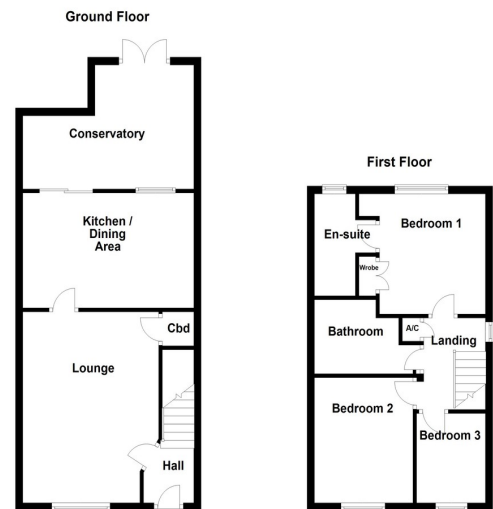
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

**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		86 B
69-80	C		
55-68	D	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