



Grayling

Dosthill, Tamworth, Staffordshire, B77 1NR

Offers In Region Of £289,950

Property Features

- Modern and Immaculately Presented Semi Detached Family Home
- Entrance Porch
- Reception Hall
- Lounge/Dining Area
- Breakfast Kitchen
- Three Bedrooms
- Family Bathroom
- Garage
- Driveway
- Attractive Rear Garden

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this modern and immaculately presented semi detached family home situated on this sought after residential development within the heart of Dosthill. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, reception hall, lounge/dining area, breakfast kitchen, three bedrooms, family bathroom, garage, attractive rear garden, driveway. Early internal viewing is considered essential.

This outstanding three bedroom semi detached property is conveniently located only a short distance away from local schooling, shopping amenities and commuter links, with the property set behind a block paved driveway offering ample off road parking facilities, with wrought iron gates to each side and plum slate chipped border, the driveway also provides access to the up and over garage door and double opening porch doors.

ENTRANCE PORCH

Accessed via the double opening UPVC double glazed front entrance doors and having matching window adjacent, decorative tiled flooring, secure front entrance door into:

RECEPTION HALL

Having staircase off to first floor landing, ceiling light point, modern column radiator, wall socket, wood grain effect flooring, door into:

LOUNGE/DINING AREA

24' 11" x 12' 4" (7.59m x 3.76m)

This stunning open aspect lounge/dining area has a UPVC double glazed bow window to the front aspect, with matching French doors opening out to the rear patio, with the lounge area having a feature electric fire display with decorative mantle surround and recessed TV point above, ceiling light point, wall sockets, telephone connection point (subject to regulations), ample floor space for free standing lounge furniture, quality wood grain effect flooring opening to the dining section, with ample floor space for free standing dining room table, ceiling light point, wall socket, modern column radiator, door into:



BREAKFAST KITCHEN

15' 9" x 17' 2" (4.8m x 5.23m)

This outstanding fitted kitchen boasts a matching range of shaker base units and drawers with integrated 'Logic' washing machine, integrated 'Bush' dishwasher, full height integrated fridge/freezer, fitted wine cooler, built-in 'Cooke & Lewis' oven with five ring 'Rangemaster' induction hob with herringbone tiled splashback and extractor hood over, marble effect working surfaces with inset one and half bowl sink and drainer unit with hot and cold mixer tap over, matching marble effect up-stands, central island with chair recess beneath and feature light points above, matching range of shaker wall units offering further storage space, housing for the combination boiler, ceiling downlighters, two UPVC double glazed windows overlooking the rear garden, door opening out to the rear patio, wall sockets, two modern column radiators, door into the understairs storage cupboard offering superb storage space, integral door into the garage, wood grain effect herringbone flooring.

FIRST FLOOR LANDING

Having loft hatch access, wall socket, ceiling light point, obscure UPVC double glazed window to the side, door into the landing storage cupboard enclosing shelving unit, doors to:

BEDROOM ONE

11' 7" x 8' 10" (3.53m x 2.69m)

Bedroom one offers superb floor space for free standing bedroom furniture and has double built-in wardrobe enclosing hanging rail and shelving unit, ceiling light point, radiator, wall sockets, UPVC double glazed window to the front aspect.

BEDROOM TWO

9' 3" x 10' 4" (2.82m x 3.15m)

Again being a double bedroom and having a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, wall sockets, wall mounted TV connection point, wood grain effect flooring.

BEDROOM THREE

6' 5" x 6' 7" (1.96m x 2.01m)

Having a fitted single bed with storage beneath, ceiling light point, UPVC double glazed window to the front aspect, radiator, wall socket, double doors into the overstairs storage cupboard enclosing hanging rail, wood grain effect flooring.

FAMILY BATHROOM

7' 4" x 5' 11" (2.24m x 1.8m)

This matching three piece suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, panelled bath with hot and cold taps above and shower fitment over, glass side screen, ceiling to floor tiled surround, two obscure UPVC double glazed windows, ceiling light point, radiator, tiled flooring.



OUTSIDE

GARAGE

Having an up and over garage door from the driveway, the garage encloses superb off road parking facilities or additional storage space, and has a ceiling strip light, wall socket, integral door into the breakfast kitchen.

REAR GARDEN

The attractive rear garden begins with the slabbed paved patio area offering superb outdoor seating and entertainment space, along with access to the external cold water tap, a raised lawn area resides to the rear of the garden and continues to both party boundaries, with shaped borders offering plum slate chippings, evergreens and shrubbery, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

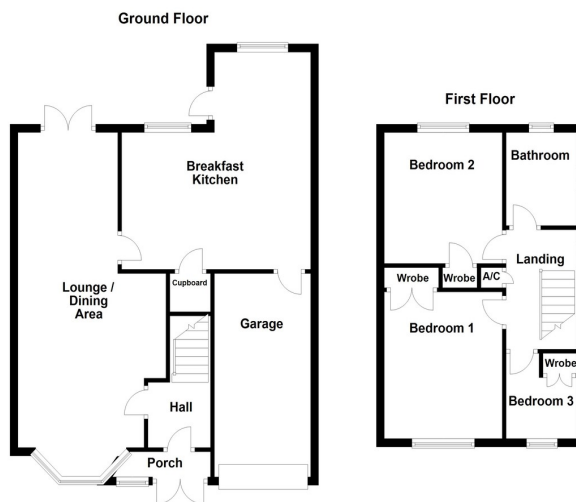
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	70 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