



High Street

Dosthill, Tamworth, , B77 1LF

Offers In Region Of £199,950

Property Features

- Immaculately Presented and Deceivingly Spacious Semi Detached Property
- Entrance Hallway
- Open Lounge/Dining Area
- Conservatory
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Attractive Rear Garden and Fore Gardens
- No Onward Chain

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented and deceivingly spacious semi detached property located in the heart of Dosthill. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hallway, open lounge/dining area, conservatory, fitted kitchen, two double bedrooms, family bathroom, attractive rear and fore gardens. Internal viewing is considered essential. No onward chain.

This well located and traditional two bedroom semi detached property is only a short distance away from highly regarded local schooling, shopping amenities and commuter links, with the property itself set behind a neat lawned fore garden which benefits from a plethora of evergreens and shrubbery, a path to the side entrance gate and to the UPVC front entrance door with canopy storm porch over and external courtesy lighting positioned adjacent.

ENTRANCE HALLWAY

Accessed via the obscure double glazed UPVC front entrance door and having staircase off to first floor landing with storage cupboard beneath, obscure UPVC double glazed window to the side, ceiling light point, radiator, wall socket, wood grain effect flooring, door into:

OPEN ASPECT LOUNGE/DINING AREA

11' 0" x 19' 5" (3.35m x 5.92m)

Running the full length of the property, this dual aspect room has a UPVC double glazed window overlooking the front aspect, ceiling light point, traditional column radiator, TV connection point, wall sockets, feature cast iron gas fire set within recess, painted brick surround and tiled hearth, with quality wood grain effect flooring opening to the dining section with ample floor space for free standing dining room



table, upright traditional column radiator, UPVC double glazed sliding doors opening into:

CONSERVATORY

8' 10" x 8' 7" (2.69m x 2.62m)

Being of brick and UPVC construction, with double glazing surround and Perspex roof, this superb additional sitting area offers an outlook over the attractive rear garden and also benefits from a ceiling light point, UPVC double glazed French doors opening out to the rear decking area.



FITTED KITCHEN

11' 7" x 7' 4" (3.53m x 2.24m)

Offering a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for fridge, built-in 'Indesit' oven with four ring gas 'CDA' hob, tiled splashback and extractor hood over, roll top working surfaces, inset stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, matching range of wall units offering further storage space, courtesy display shelving unit, UPVC double glazed window overlooking the rear garden, obscure UPVC double glazed door opening out to the side passage, ceiling light point, wall mounted 'Baxi' boiler, radiator, tile effect flooring.



FIRST FLOOR LANDING

With loft hatch access, ceiling light point, obscure UPVC double glazed window to the side, door into:

BEDROOM ONE

12' 4" x 8' 11" (3.76m x 2.72m)

With two UPVC double glazed windows overlooking the front aspect, ceiling light point, wall sockets, radiator, built-in cupboard enclosing shelving units and additional wall socket, full width built-in wardrobe enclosing double hanging rail and shelving unit with triple ceiling to floor mirror fronted sliding doors.



BEDROOM TWO

10' 2" x 10' 3" (3.1m x 3.12m)

Again being a double bedroom and having a ceiling light point, UPVC double glazed window overlooking the rear garden, radiator, wall sockets, telephone connection point (subject to regulations), door into airing cupboard enclosing the pre-lagged hot water tank and towel shelving unit.



BATHROOM

The attractive family bathroom has ceiling to floor tiled surround with a matching suite comprising of corner close coupled WC, pedestal hand wash basin with hot and cold taps over, panelled bath with traditional hot and cold mixer tap and detachable hose over, 'Triton' shower fitment positioned above, fitted curtain rail and glass side screen, obscure UPVC double glazed window to the rear, ceiling light point, wall mounted heated towel rail, extractor fan, wood grain effect flooring.

OUTSIDE

REAR GARDEN

The well maintained rear garden has a raised timber decking area which provides access to the two brick built outdoor storage sheds, with a neat lawn occupying the centre of the garden with borders to each side, a secondary raised timber decking area positioned to the rear offering superb outdoor seating and entertainment space and also providing access to the free standing timber shed, timber fencing to all boundaries, with side entrance gate leading to the side aspect which in turn leads to the front of the property and kitchen side entrance door.

ANTI MONEY LAUNDERING

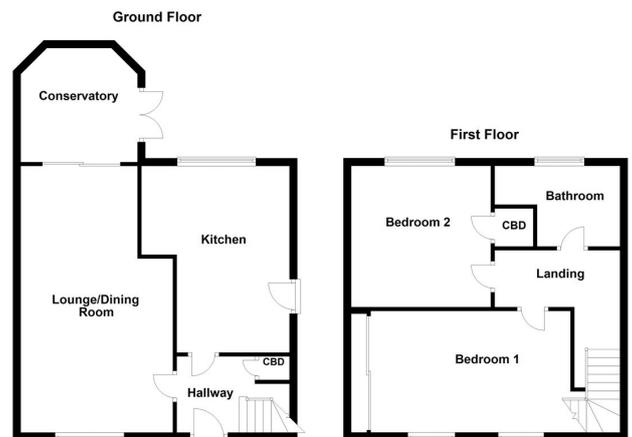
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		88 B
69-80	C		
55-68	D		
39-54	E	44 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