



Roach

Dosthill, Tamworth, B77 1LN

£270,000

Property Features

- Well Presented Semi Detached Residence
- Bright and Inviting Entrance Hall
- Family Lounge, Dining Room
- Fitted Kitchen
- Snug/Games Room
- Master Bedroom and Two Further Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- Block Paved Driveway
- Internal Viewing is Considered Essential

Full Description

Embellished with attractive internal finishes and thoughtfully extended by the current vendors, this superb semi-detached family home effortlessly combines appeal and functionality. Benefiting from an excellent location, the home offers a wonderful array of amenities and local schooling just a stone's throw away.

GROUND FLOOR

Stepping inside, you are first met with a bright and inviting entrance hall featuring a useful nook that comfortably accommodates a study area. Adjacent to this is a wonderful family lounge, providing ample space for freestanding furnishings and offering stairs to the first-floor landing. The reception space is enhanced by a tastefully implemented dining room that benefits from an open aspect to a stunning kitchen.

The kitchen is adorned with a matching range of units and roll-top work surfaces, complemented by vaulted ceilings and 'Velux' windows that invite in natural light. Further to this, a spacious snug/games room boasts versatility, suitable for a range of functions. Completing the ground floor ensemble is a convenient guest cloakroom.

RECEPTION HALL/STUDY

FAMILY LOUNGE

11' 11" x 13' 5" (3.65m x 4.11m)

DINING ROOM

11' 11" x 8' 0" (3.65m x 2.44m)

KITCHEN

13' 10" x 7' 2" (4.23m x 2.19m)



SNUG/GAMES ROOM

19' 0" x 6' 5" (5.81m x 1.96m)

GUEST CLOAKROOM

3' 1" x 5' 2" (0.96m x 1.59m)

FIRST FLOOR

Heading upstairs, three magnificent bedrooms offer generous proportions to cater to various lifestyles. Each bedroom offers ample space and comfort. The well-appointed family bathroom features a matching three-piece suite, including a panelled bathtub with a shower screen and fitment over, a pedestal hand wash basin, and a close-coupled WC.

BEDROOM ONE

12' 8" x 8' 9" (3.87m x 2.69m)

BEDROOM TWO

10' 6" x 6' 5" (3.21m x 1.96m)

BEDROOM THREE

11' 10" x 8' 10" (3.63m x 2.71 (Max)m)

BATHROOM

6' 4" x 5' 5" (1.95m x 1.67m)

EXTERNAL

The exterior of the property is just as impressive, with a beautiful composition of areas designed for seating and entertainment. A slab-paved patio seamlessly continues onto an artificial lawn, offering a convenient, low-maintenance approach to outdoor living. A wonderful bespoke wooden outbuilding provides an incredible reception space, perfect for family gatherings.



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.



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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 and 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