



Wigford Road

Dosthill, Tamworth, Staffordshire, B77 1LZ

Offers Over £253,000



# Property Features

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- Deceivingly Spacious Home
- Entrance Hall
- Lounge
- Kitchen/Dining Area
- Family Bathroom
- Three Bedrooms
- Raised Fore Garden
- Block Paved Driveway
- Sought After Development
- Early Internal Viewing Highly Advised

## Full Description

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Taylor Cole Estate Agents are pleased to offer 'for sale' this deceivingly spacious home situated on this sought after development located in the heart of Dosthill. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, kitchen/dining area, family bathroom, three bedrooms, raised fore garden, block paved driveway. Early internal viewing is highly advised.

Conveniently situated only a short distance away from local schooling, shopping amenities and commuter links, this three bedroom semi detached property offers ample off road parking facilities to the fore by way of the block paved driveway with raised retaining sleeper borders enclosing the fore garden, a side entrance gate provides access to the rear garden and UPVC front entrance door with canopy storm porch over and external courtesy lighting adjacent.

### ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having staircase off to first floor landing, ceiling light point, door into the airing cupboard enclosing the 'Worcester Bosch' combination boiler, wood grain effect flooring, door into:

### LOUNGE

9' 10" x 15' 11" (3m x 4.85m)

The spacious lounge has a UPVC double glazed window to the front aspect, three wall mounted light points, radiator, wall sockets, telephone connection point (subject to regulations), TV connection point, ample floor space for free standing lounge furniture, wood grain effect flooring.



## KITCHEN/DINING AREA

10' 7" x 12' 6" (3.23m x 3.81m)

The open plan kitchen/dining area offers a matching range of base units and drawers, recess and plumbing for washing machine, recess and gas point for free standing cooker, recess and point for fridge/freezer, roll top working surfaces, inset one and a half bowl sink and drainer unit with hot and cold mixer tap over, complementary fitted up-stands, ceiling downlighters, UPVC double glazed door and window to the rear, floor space opening to the dining section with further ceiling downlighters, radiator, wall socket, doors beneath staircase providing access to storage space.



## FAMILY BATHROOM

8' 11" x 4' 11" (2.72m x 1.5m)

The three piece suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold taps over, panelled bath with hot and cold taps and shower fitment above, ceiling light point, wall mounted heated towel rail, obscure UPVC double glazed window to the rear, ceiling light point, wood grain effect flooring, 'Aquaboard' surround.



## FIRST FLOOR LANDING

With loft hatch access, ceiling light point, door into:

## BEDROOM ONE

14' 3" x 9' 3" (4.34m x 2.82m)

Having two UPVC double glazed windows to the front aspect, built-in wardrobe enclosing hanging rail and shelving unit with quadruple ceiling to floor mirror fronted sliding doors, radiator, wall sockets.



## BEDROOM TWO

14' 8" x 7' 11" (4.47m x 2.41m)

The dual aspect second bedroom has UPVC double glazed windows to both the side and rear, ceiling light point, radiator, wall socket, fitted single bed surround, built-in wardrobe.

## BEDROOM THREE

8' 6" x 7' 9" (2.59m x 2.36m)

Having an outlook through the UPVC double glazed window across the neighbouring fields and beyond, the third bedroom has a ceiling light point, radiator, wall socket.





## OUTSIDE

### REAR GARDEN

The low maintenance rear garden has gravel and artificial lawned areas along with a display of mature trees and bushes, to the side aspect there is outdoor storage facilities and a combination of timber fencing and brick built walls to boundaries.



### ANTI MONEY LAUNDERING

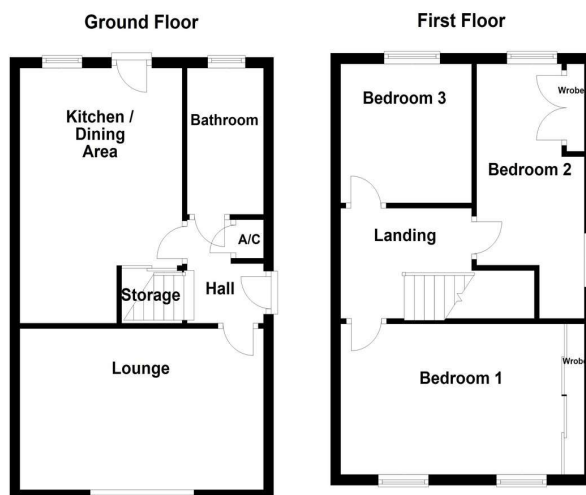
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		
69-80	C		79 C
55-68	D	65 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