



Wigford Road

Dosthill, Tamworth, Staffordshire, B77 1LZ

£249,950

# Property Features

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- Semi Detached Family Home
- Entrance Hall
- Spacious Family Lounge
- Breakfast Kitchen
- Bathroom
- Three Bedrooms
- Rear Garden
- Detached Garage
- Freehold
- Sought After Residential Location

## Full Description

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Welcome to this superb semi-detached family home, discreetly positioned behind an attractive fore garden in one of Tamworth's most sought-after residential areas. This delightful property boasts spacious proportions and a wealth of potential, making it an ideal choice for families seeking comfort and convenience.

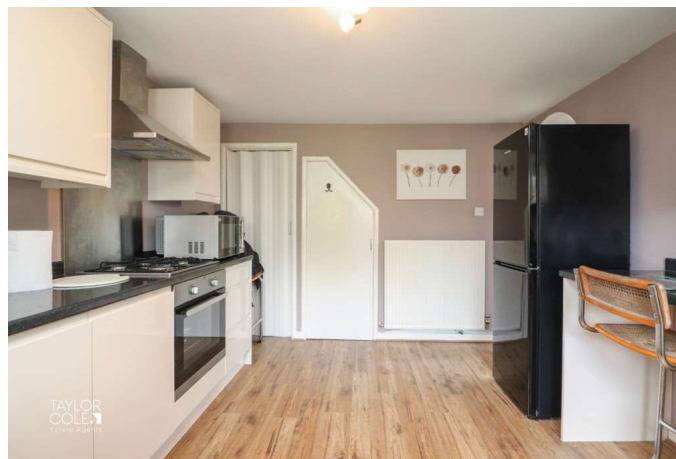
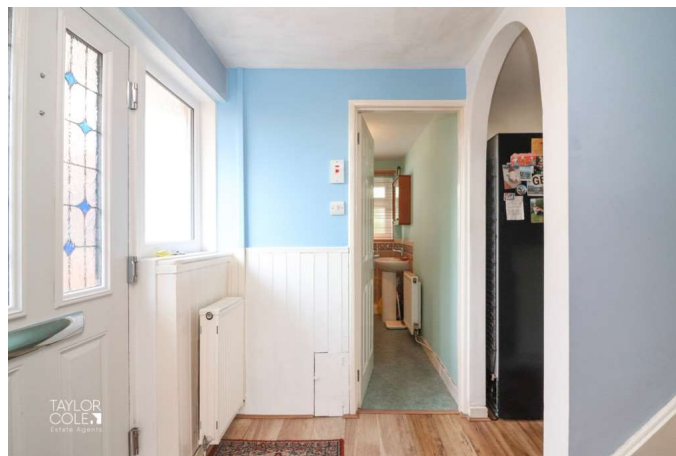
### GROUND FLOOR

Upon entering the home, you are greeted by a bright and inviting entrance hall. This welcoming space features stairs leading to the first floor landing and branches off to all ground floor accommodation.

Positioned at the front of the home, the spacious family lounge offers generous proportions, perfect for accommodating a range of furnishings and hosting gatherings. Natural light floods the room, creating a warm and inviting atmosphere.

Towards the rear of the home, the modern and attractive breakfast kitchen is a highlight. It features sleek base units and ample working surfaces, providing a functional and stylish cooking space. Built-in cupboards under the stairs offer convenient storage solutions. A door from the kitchen leads to the rear garden, seamlessly connecting indoor and outdoor living.

Completing the ground floor is the well-appointed bathroom, which boasts a three-piece suite enveloped in quality tiled surround, providing a relaxing and practical space for the household.





## ENTRANCE HALL

6' 0" x 4' 11" (1.85m x 1.51m)

## LOUNGE

15' 10" x 9' 10" (4.84m x 3.01m)

## BREAKFAST KITCHEN

11' 11" x 10' 7" (3.64m x 3.23m)

## BATHROOM

8' 8" x 3' 3" (2.66m x 1m)

## FIRST FLOOR

Upstairs, the home offers three fantastic bedrooms. Each bedroom provides comfortable proportions, allowing for a range of furnishings and versatile accommodation options. These rooms are perfect for creating personal sanctuaries for family members or versatile spaces for guests, home offices, or hobbies.

## BEDROOM ONE

15' 11" x 9' 3" (4.86m x 2.84m)

## BEDROOM TWO

14' 8" x 7' 11" (4.48m x 2.43m)

## BEDROOM THREE

8' 6" x 7' 9" (2.60m x 2.38m)

## THE REAR

Stepping outside, you'll find a tastefully curated rear garden that has been expertly manicured to host a plethora of vibrant flora and plant life. This delightful outdoor space adds colour and character, while still offering functional areas for external seating and reception. Well-kept lawns and a slab-paved patio provide the perfect setting for outdoor entertaining or simply enjoying the tranquillity of the garden.

Enhancing the appeal of this home, the detached single garage offers generous storage space or potential for future conversion, adding further versatility to this already charming property.



## ANTI MONEY LAUNDERING

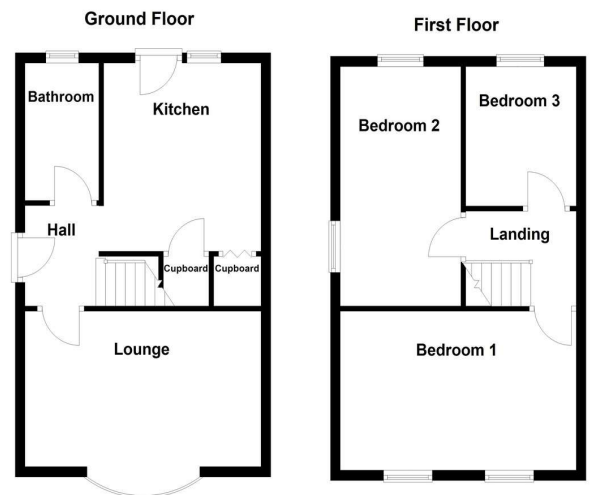
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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	60 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