

Dere Close

Two Gates, Tamworth, B77 1DY

£175,000

# Property Features

- Beautiful Mid Terraced Family Home
- No Onward Chain
- Exclusive Modern Development
- Open Plan Living
- Fitted Kitchen
- Two Double Bedrooms
- Sleek Family Bathroom
- Well-Presented Rear Garden
- Ample Off Road Parking,
- S106 Agreement - First Home Scheme, First Time Buyers Only

## Full Description

Welcome to this stunning family home nestled within the highly exclusive Dosthill Gate development, a modern enclave that offers a perfect blend of style and sophistication. Ideal for first-time buyers, this beautiful property boasts sleek interiors and generous dimensions, with close proximity to a wealth of local amenities and commuter links. Please note: this property is subject to a S106 Agreement for a First Home Scheme and restricted purchase criteria to First Time Buyers Only.

### GROUND FLOOR

Upon entering, you are greeted by a bright and inviting entrance hallway, setting a welcoming tone that continues throughout the home. With abundant natural light and contemporary finishes, every detail has been thoughtfully designed to provide a sense of quality and comfort.

At the rear of the property, a superb family lounge offers an ideal space to unwind. Featuring French doors that open onto the private rear garden, this room combines indoor and outdoor living effortlessly. The generous proportions allow for a variety of lounge and dining configurations, while a built-in storage cupboard enhances practicality and organization.

Adjacent to the lounge, a modern kitchen impresses with a range of matching units and high-quality appliances, complemented by a large window to the front aspect, creating a bright and airy atmosphere perfect for culinary activities.

### ENTRANCE HALL

11' 0" x 3' 0" (3.36m x 0.93m)





#### LOUNGE/DINER

16' 7" x 13' 1" (5.08m x 4.00m)

#### FITTED KITCHEN

10' 11" x 6' 1" (3.33m x 1.86m)

#### GUEST CLOAKROOM

6' 1" x 3' 1" (1.86m x 0.95m)

#### FIRST FLOOR

Moving upstairs, the home boasts two spacious double bedrooms, both brimming with natural light and offering flexible accommodation options to suit your lifestyle. The rooms are served by a pristine family bathroom, complete with a contemporary three-piece suite and elegant tiled surrounds.

#### BEDROOM ONE

13' 1" x 12' 5" (4.00m x 3.79m)

#### BEDROOM TWO

13' 1" x 9' 3" (4.00m x 2.84m)

#### BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m)

#### THE REAR

Externally, the property continues to impress with an attractive rear garden. The well-maintained lawn and slab-paved patio provide a private and tranquil setting for outdoor dining and relaxation. Additionally, there is ample off-road parking to the front of the property, accommodating multiple vehicles with ease.



ANTI MONEY LAUNDERING

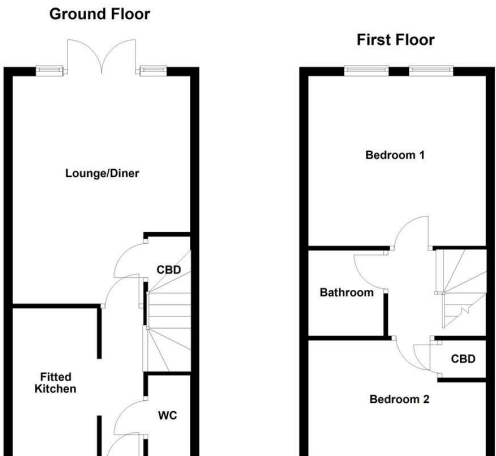
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		97 A
81-91	B	85 B	
69-80	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