



Wigford Road

Dosthill, Tamworth, B77 1LY

£330,000



# Property Features

- Tastefully appointed Detached Dormer Bungalow
- Welcoming Reception Hallway
- Expansive Family Lounge
- Dining Room, Fitted Kitchen, Sun Room
- Home Office/Second Bedroom
- Modern Shower Room
- Exceptional Main Bedroom, Private En-Suite
- Low Maintenance Rear Garden
- Garage, Large Driveway
- Viewing is Highly Recommended

## Full Description

Nestled within a highly desirable postal code, this beautifully positioned and tastefully appointed detached dormer bungalow has been meticulously designed and thoughtfully modified over time. With its versatile and spacious layout, this home offers an array of inviting and well-finished reception spaces that combine comfort with timeless elegance.

Upon arrival, you'll notice the discreet and tranquil front aspect, where a wealth of off-road parking is available. The decorative block-paved driveway is bordered by carefully tended flowerbeds, creating a charming first impression.

### GROUND FLOOR

Inside, a warm and welcoming reception hallway greets you, leading you into the heart of the home. The expansive family lounge is a wonderful space to unwind, featuring generous proportions and a striking feature fireplace, while a neighbouring dining room enjoys views of the front aspect and includes stairs to the first-floor landing. Adjacent to the dining room, a versatile room currently serves as a home office but has traditionally been a second bedroom.

Towards the rear, an inner hallway leads to a sleek, modern shower room-an ideal touch for added convenience. The magnificent fitted kitchen stands out with its timeless cabinetry, wooden work surfaces, and integrated modern appliances. Doors open from the kitchen into a delightful sunroom, which overlooks the serene rear garden.



#### FAMILY LOUNGE

18' 6" x 11' 1" (5.65m x 3.40m)

#### DINING ROOM

11' 8" x 11' 3" (3.58m x 3.44m)

#### SUN ROOM

9' 9" x 9' 3" (2.99m x 2.83m)

#### BEDROOM TWO/OFFICE

8' 2" x 7' 8" (2.49m x 2.35m)

#### FITTED KITCHEN

12' 2" x 8' 7" (3.71m x 2.64m)

#### SHOWER ROOM

5' 9" x 5' 8" (1.76m x 1.74m)

#### LEAN TO

17' 6" x 2' 11" (5.35m x 0.90m)

#### FIRST FLOOR

Ascending to the first floor, the exceptional main bedroom offers a luxurious retreat, complete with a spacious double bedroom, exclusive dressing room, and private en-suite bathroom. This area is thoughtfully appointed with ample fitted storage and convenient access to loft storage.

#### BEDROOM ONE

13' 5" x 12' 0" (4.10m x 3.67m)

#### EN SUITE

9' 4" x 7' 7" (2.85m x 2.33m)

#### DRESSING ROOM

6' 5" x 5' 10" (1.96m x 1.79m)





## OUTSIDE

### REAR GARDEN

Outside, the garden provides a peaceful and private setting with a low-maintenance design. Shaped block-paved patios and vibrant flora create inviting spaces for seating and entertaining, bordered by secure timber fencing. A spacious single garage adds valuable storage and completes the appeal of this superb home.

### GARAGE

### 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 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