



High Street

Dosthill, Tamworth, , B77 1LQ

£420,000

Property Features

- Extended four bedroom detached family home in a desirable Tamworth location
- Stylish open plan kitchen, dining and living space ideal for modern family life
- Large conservatory
- Four well proportioned bedrooms on the first floor
- Modern and well presented family bathroom
- Driveway parking and integral garage

Full Description

This beautifully presented and extended four bedroom detached home is situated in a highly sought after residential area of Tamworth, offering generous living accommodation, a contemporary open plan layout and a superb conservatory overlooking the rear garden. Stylishly finished throughout, the property is ideal for families wishing to move straight in and enjoy modern, spacious and well planned living in a convenient and popular location close to schools, shops and commuter routes.

THE FORE

The property sits behind a neat and well kept frontage with driveway parking and access to the integral garage. The welcoming approach sets the tone for the rest of the home, offering both practicality and kerb appeal.

GROUND FLOOR

Upon entering, the hallway leads into the standout feature of the home, a large open plan kitchen, dining and living room. This expansive space is bright and contemporary, offering defined areas for cooking, dining and relaxing, making it perfect for everyday family living and entertaining. Modern cabinetry and integrated appliances create a high quality kitchen environment, while double doors open into the impressive conservatory at the rear, providing a light filled extension of the living space with views of the garden. A separate sitting room offers additional flexible living accommodation, ideal as a snug, formal lounge, playroom or home office. The ground floor also benefits from a guest WC, useful storage cupboards and internal access to the garage.

SITTING ROOM

17' 3" x 10' 1" (5.26m x 3.07m)



OPEN PLAN KITCHEN/DINER/LIVING ROOM

24' 3" x 13' 3" (7.39m x 4.04m)

CONSERVATORY

24' 6" x 11' (7.47m x 3.35m)

WC

7' 4" x 3' 9" (2.24m x 1.14m)

FIRST FLOOR

The first floor provides four well proportioned bedrooms, each attractively presented and offering good natural light. The main bedroom includes fitted wardrobe space, while bedrooms two and three are comfortable doubles and bedroom four is a well sized single, ideal for a child's room or home office. The family bathroom is modern and well presented, serving all bedrooms.

BEDROOM ONE

12' 3" x 8' 6" (3.73m x 2.59m)

BEDROOM TWO

11' 5" x 8' 7" (3.48m x 2.62m)

BEDROOM THREE

10' 5" x 9' 5" (3.18m x 2.87m)

BEDROOM FOUR

10' 7" x 6' 8" (3.23m x 2.03m)

BATHROOM

7' 7" x 7' 7" (2.31m x 2.31m)

THE REAR

The rear garden is a standout feature of the property, offering a generous and beautifully maintained outdoor space perfect for family life. A combination of patio and lawn provides areas for seating, entertaining, children's play and outdoor relaxation. Mature planting and a sense of privacy make this a wonderful garden to enjoy throughout the year.

GARAGE

16' 8" x 7' 6" (5.08m x 2.29m)

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



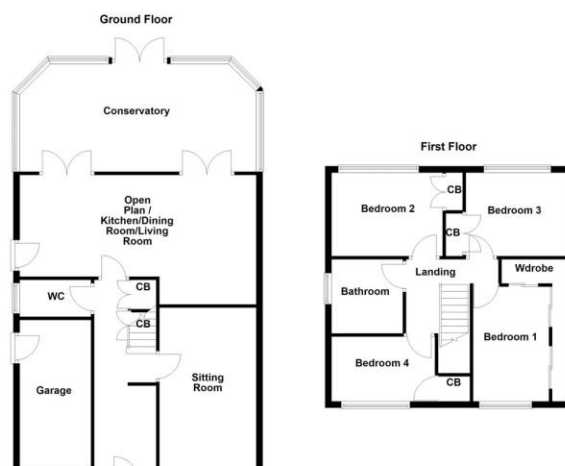
contract) prior to Solicitors being instructed.

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 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