



**Harwood Drive**  
Dosthill, Tamworth, B77 1QB

**£299,950**

# Property Features

- Three bedroom semi detached house
- Spacious and well balanced internal layout
- Comfortable living room suitable for families
- Kitchen and dining area with good storage
- Main bedroom with en suite facilities
- Two further well proportioned bedrooms
- Modern family bathroom
- Enclosed rear garden with lawn and patio areas
- Driveway providing off road parking
- Ideal for families or professional buyers



## Full Description

This well presented three bedroom semi detached house offers spacious and well balanced accommodation, ideal for families or buyers seeking a comfortable home with modern living space.

### THE FORE

The property features an attractive frontage with driveway parking and access to the main entrance, providing a welcoming first impression and practical off road parking.



### GROUND FLOOR

Internally, the house comprises a spacious living room offering a comfortable setting for everyday living. The kitchen and dining area is well laid out with ample storage and worktop space, creating a practical and sociable environment.

### LIVING ROOM

15' 8" x 12' 3" (4.78m x 3.73m)



### OPEN PLAN DINING ROOM/KITCHEN

15' 4" x 9' 6" (4.67m x 2.9m)

### FIRST FLOOR

To the first floor are three well proportioned bedrooms, including a main bedroom with en suite facilities, along with a modern family bathroom and useful built in storage cupboards.

### BEDROOM ONE

9' 9" x 9' 4" (2.97m x 2.84m)



### BEDROOM ONE EN-SUITE

8' 6" x 5' 9" (2.59m x 1.75m)

## BEDROOM TWO

10' 4" x 8' 2" (3.15m x 2.49m)

## BEDROOM THREE

7' 5" x 7' (2.26m x 2.13m)

## BATHROOM

8' 8" x 6' 4" (2.64m x 1.93m)

## THE REAR

To the rear is a private enclosed garden, mainly laid to lawn with patio areas, suitable for outdoor seating and family use. The garden offers a good balance of space and ease of maintenance.

## 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.

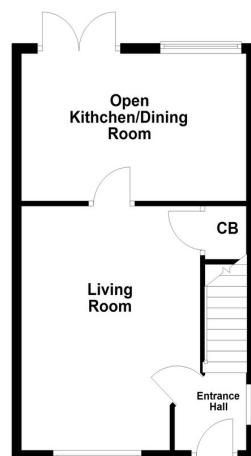
## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

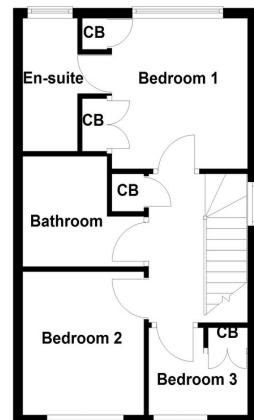




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 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