



Parbury

Dosthill, Tamworth, B77 1PJ

£299,950

# Property Features

- Three bedroom Semi Detached family home
- Spacious living room with bay window
- Well appointed kitchen with ample storage and worktop space
- Bright conservatory overlooking the rear garden
- Modern family bathroom
- Large driveway providing ample off road parking
- Detached garage store and office
- Private rear garden with patio and lawn areas
- Outbuilding accessible from both the rear garden and front driveway
- Close to local amenities

## Full Description

This well presented three bedroom Semi Detached family home offers spacious and thoughtfully arranged accommodation, ideal for modern living. The property benefits from a generous layout throughout, combining comfortable living areas with a bright conservatory and a versatile external outbuilding, providing excellent flexibility for a range of uses.

Finished to a good standard, the home is perfectly suited to families or those working from home, with a balance of indoor and outdoor space. The addition of a substantial detached store/office further enhances the practicality of the property.

### THE FORE

To the front, the property is set behind a large driveway providing ample off road parking for multiple vehicles. The driveway leads directly to a detached garage store, offering convenient access through the plot. The frontage is well maintained, creating an attractive first impression.

The layout of the plot allows for easy access to both the main house and the rear garden, as well as the detached outbuilding. This adds a level of practicality that is particularly beneficial for those requiring additional workspace or storage.

### GROUND FLOOR

The ground floor comprises a spacious living room positioned to the front of the property, featuring a bay window that allows natural light to fill the space, creating a warm and inviting atmosphere. To the rear, the kitchen is well appointed with ample worktop and storage space, flowing seamlessly into a conservatory which provides an additional reception area overlooking the garden.

The conservatory enhances the ground floor living space, offering a bright and versatile area suitable for dining,



relaxing or entertaining. The overall layout is both practical and sociable, with a natural flow between the main living areas.

#### LIVING ROOM

15' 3" x 12' 1" (4.65m x 3.68m)

#### KITCHEN

15' 3" x 10' 4" (4.65m x 3.15m)

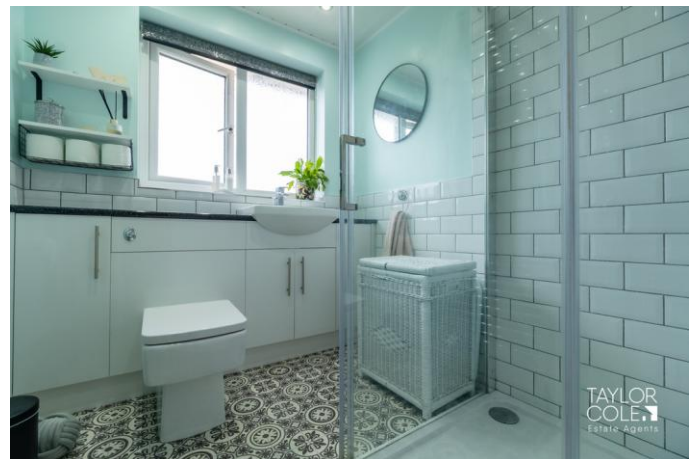
#### CONSERVATORY

12' 9" x 8' 8" (3.89m x 2.64m)



#### FIRST FLOOR

Upstairs, the property offers three well proportioned bedrooms arranged around a central landing. Each room provides comfortable accommodation, with flexibility for use as bedrooms, guest space or a home office. The principal bedroom is particularly spacious, while the additional bedrooms are ideal for family members or visitors. A modern family bathroom serves all bedrooms and is conveniently located off the landing. The first floor layout is both functional and well balanced, making it well suited to family life.



#### BEDROOM ONE

8' 7" x 12' 4" (2.62m x 3.76m)

#### BEDROOM TWO

8' 7" x 10' 3" (2.62m x 3.12m)

#### BEDROOM THREE

6' 4" x 9' 2" (1.93m x 2.79m)

#### BATHROOM

6' 2" x 7' 4" (1.88m x 2.24m)



#### THE REAR

To the rear, the property benefits from a private and enclosed garden, featuring a combination of patio and lawn areas. This provides an ideal setting for outdoor dining, relaxation and family use, with ample space for seating and recreation. Mature boundaries offer a good degree of privacy.

A standout feature is the substantial detached outbuilding, currently used as a store/office, which is accessible from both the rear garden and the front driveway. This versatile space is ideal for home working, hobbies or additional storage, adding significant value and flexibility to the



property.

### ANTI MONEY LAUNDERING

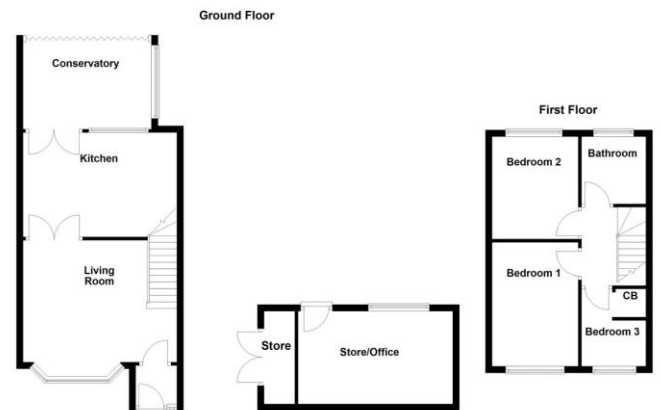
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		82 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