



High Street

Dosthill, Tamworth, , B77 1LP

£305,000

# Property Features

- Attractive two bedroom home full of character and charm
- Spacious lounge and dining area
- Modern fitted kitchen with access to utility/guest cloakroom
- Two generous bedrooms
- Contemporary family bathroom
- Driveway to the front of the property providing ample off-road parking
- Private rear garden
- Mature boundary fencing providing privacy
- Well-balanced layout with excellent storage options
- Freehold

## Full Description

This charming two bedroom home is located on the sought-after High Street in Dosthill, Tamworth, combines character features with modern convenience, offering generous living space and a private garden. Perfect for first time buyers, couples, or those looking to downsize, it presents a warm and inviting atmosphere throughout.

### THE FORE

At the front, the property is set back from the road with a spacious block paved driveway providing ample off road parking

### GROUND FLOOR

On the ground floor, you are welcomed into a light and spacious lounge/dining area that flows seamlessly into the inner hallway. To the rear is a modern fitted kitchen with plenty of storage and worktop space, along with a guest cloakroom/utility room for added practicality.

### OPEN PLAN LOUNGE/DINING AREA

26' 3" x 11' 9" (8m x 3.58m)

### KITCHEN

18' 4" x 7' 7" (5.59m x 2.31m)

### GUEST CLOAKROOM/UTILITY ROOM

6' 7" x 4' 8" (2.01m x 1.42m)

### FIRST FLOOR

The first floor offers two well sized bedrooms, both full of natural light, along with a modern family bathroom. The layout is well balanced and versatile, with the second bedroom lending itself well as a guest room, child's bedroom, or home office.



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### BEDROOM ONE

11' 1" x 11' 11" (3.38m x 3.63m)

### BEDROOM TWO

9' 11" x 8' 7" (3.02m x 2.62m)

### BATHROOM

8' 8" x 7' 9" (2.64m x 2.36m)

### THE REAR

To the rear, the property enjoys a private garden with a combination of lawn and patio areas, offering plenty of space for outdoor dining, gardening, and relaxation. Mature fencing and hedges create a sense of seclusion.

### 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.

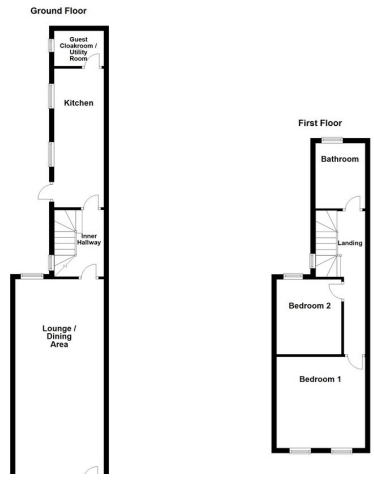
### TENURE

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		83 B
69-80	C		
55-68	D	55 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