



Arkle

Dosthill, Tamworth, B77 1NE

£240,000

Property Features

- Comfortable two bedroom home
- Large front facing living room
- Sizeable kitchen/diner to the rear with french doors opening onto the rear garden
- Bedroom one with mirrored fitted wardrobes
- Bedroom two also benefitting from fitted storage
- Modern bathroom with bath, overhead shower, WC and wash basin
- Large private rear garden
- Sizeable shed, suitable for a workshop
- Garage spanning the depth of the living room
- Double glazing throughout

Full Description

Situated in Arkle, Dosthill, this two-bedroom semi detached home offers a practical layout with well-proportioned living accommodation, a garage and a private rear garden. The property provides a good balance of living and bedroom space, making it well suited to first-time buyers, couples or those looking to downsize.

The ground floor benefits from a separate living room alongside a kitchen/diner positioned across the rear of the property, while upstairs are two bedrooms and the family bathroom.

The property benefits from double glazing throughout.

THE FORE

The property is approached via a driveway providing off-road parking and access to the garage. It's link-detached arrangement gives the home a distinctive layout, with the garage positioned alongside the main accommodation. A pathway leads to the entrance, while established planting provides some greenery to the frontage. The garage is a valuable addition, offering secure parking or useful storage depending on the needs of the next owner.

GROUND FLOOR

Entering the property, the hallway provides access to the main living accommodation. The living room is a comfortable reception space with a front-facing window providing natural light, while its proportions allow for a variety of furniture arrangements.

To the rear is the kitchen/diner, offering space for both cooking and dining within one sociable room. A range of fitted units provides practical preparation and storage space, while French doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor areas during the warmer months.



LIVING ROOM

15' 7" x 11' 2" (4.75m x 3.4m)

KITCHEN/DINER

15' 7" x 9' 1" (4.75m x 2.77m)

FIRST FLOOR

The first floor comprises two bedrooms and the family bathroom. Bedroom One is a generously proportioned main bedroom and benefits from an extensive run of fitted mirrored wardrobes, providing excellent built-in storage.

Bedroom Two is another well-proportioned room that could comfortably serve as a bedroom, guest room or home office depending on requirements.

Completing the first floor is the bathroom, fitted with a white suite including a bath with overhead shower, WC and wash basin. There is also a separate landing cupboard housing the boiler.

BEDROOM ONE

12' 6" x 9' 1" (3.81m x 2.77m)

BEDROOM TWO

7' 7" x 9' 8" (2.31m x 2.95m)

BATHROOM

7' 7" x 5' 4" (2.31m x 1.63m)

THE REAR

The rear garden provides a private outdoor space with a combination of lawn and established planting around the boundaries. Its proportions offer plenty of scope for buyers to personalise the garden with further landscaping, seating or planting.

A timber garden shed provides useful external storage, while direct access from the kitchen/diner makes the garden particularly convenient for outdoor dining and entertaining.

GARAGE

7' 5" x 16' 6" (2.26m x 5.03m)

SHED

9' 9" x 6' 9" (2.97m x 2.06m)

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



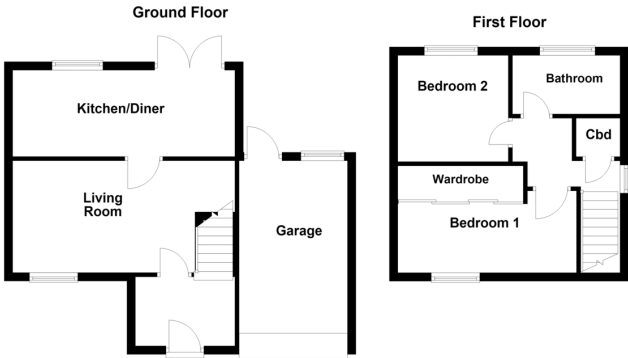
an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		87 B
69-80	C	71 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