

Grayling

Dosthill, Tamworth, B77 1NR

£220,000

Property Features

- Well presented semi detached home
- Two generous bedrooms
- Spacious and bright lounge
- Contemporary fitted kitchen
- Modern family bathroom
- Large block paved driveway providing ample parking
- Side gate opening into rear garden allowing for more driveway space if needed
- Generous enclosed rear garden
- Versatile detached summerhouse, ideal for home working or hobbies
- Close to local amenities

Full Description

This attractive semi detached home offers stylish and well maintained accommodation throughout, making it an excellent choice for first time buyers or young families. The property has been updated to provide a modern and inviting living environment, with a spacious lounge, contemporary kitchen, two well proportioned bedrooms and a generous rear garden complete with a versatile summerhouse. Combining practical living space with attractive outdoor areas, the home is ready to move straight into and benefits from a bright, neutral decor that complements the well planned layout. The addition of a detached summerhouse creates valuable extra space for home working, hobbies or entertaining, further enhancing the property's appeal.

THE FORE

The property occupies a pleasant position within an established residential area and is set back behind a generous block paved driveway, providing ample off road parking. The frontage is neatly maintained and creates an attractive first impression, with access to both the main entrance and rear garden via a large side gate. The properties position offers a good balance of privacy and convenience, while the driveway provides practical solutions for modern day living. The attractive exterior immediately reflects the care and attention that has been invested throughout the home.

GROUND FLOOR

The ground floor is centered around a bright and welcoming lounge that is sizeable with an abundance of natural light. This comfortable living space provides ample room for both relaxation and entertaining, with a layout that allows for a variety of furniture arrangements while maintaining an open and airy feel.

To the rear, the modern kitchen is fitted with a range of



contemporary units and work surfaces, creating a practical and stylish environment for everyday cooking. The space has been designed to maximise efficiency and storage while maintaining a clean and modern aesthetic, making it an ideal hub for daily life.

LIVING ROOM

8' 5" x 13' 4" (2.57m x 4.06m)

KITCHEN

11' 8" x 7' 5" (3.56m x 2.26m)

FIRST FLOOR

The first floor offers two well sized bedrooms, both presented in a neutral style that allows buyers to personalise the accommodation with ease. The principal bedroom is particularly spacious and provides a relaxing retreat, while the second bedroom offers flexibility for family members, guests or home working requirements.

A family bathroom fitted with a contemporary suite serves the first floor accommodation. The overall layout has been thoughtfully designed to make the most of the available space, creating a comfortable and practical environment suited to a variety of buyers.

BEDROOM ONE

9' 6" x 12' (2.9m x 3.66m)

BEDROOM TWO

5' 7" x 9' 3" (1.7m x 2.82m)

BATHROOM

5' 7" x 6' 2" (1.7m x 1.88m)

THE REAR

The rear garden provides an excellent outdoor space that is both functional and attractive. A paved seating area offers the perfect setting for outdoor dining and entertaining, while the lawn creates additional space for children, pets or gardening enthusiasts to enjoy.

A particular feature of the garden is the detached summerhouse, which offers superb versatility and could be utilised as a home office, gym or entertainment space. Combined with the enclosed nature of the garden, this creates a private and enjoyable outdoor environment that significantly enhances the property's overall appeal.

You can also access the rear garden via a large gate to the side of the property, allowing for additional driveway space if



needed.

SUMMERHOUSE

9' 4" x 7' 6" (2.84m 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

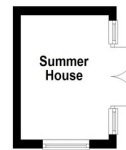
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

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



Ground Floor



First Floor



8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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