



Dorset Close
Tamworth, B78 3XY

Offers In Excess Of £390,000

Property Features

- Four bedroom detached family home
- Spacious living room with feature fireplace
- Separate dining room overlooking the rear garden
- Well-equipped kitchen with adjoining utility room
- Ground floor WC for added convenience
- Principal bedroom with en-suite shower room
- Family bathroom serving three further bedrooms
- Integral garage and generous block-paved driveway
- Beautifully landscaped and exceptionally well-maintained rear garden
- Attractive covered outdoor seating area perfect for entertaining

Full Description

Occupying an attractive position within a well-established residential development, this impressive four bedroom detached family home offers generous and well-balanced accommodation throughout, complemented by a beautifully maintained rear garden that is undoubtedly one of the property's standout features. Designed with family living in mind, the home combines spacious reception rooms with practical day-to-day amenities, including a utility room, ground floor WC, integral garage and a principal bedroom with en-suite.

The layout provides excellent versatility, with well-proportioned living spaces and four comfortable bedrooms, making it ideal for growing families. Externally, the landscaped rear garden offers an exceptional outdoor environment with expansive lawns, mature planting and a charming covered seating area, creating a wonderful setting for entertaining or relaxing throughout the year.

THE FORE

The property enjoys an attractive brick-built facade with a wide block-paved driveway providing ample off-road parking for multiple vehicles. The integral garage adds further practicality, while the neatly maintained frontage and established hedging create an inviting first impression.

Set back from the road, the home benefits from a pleasant approach leading to the covered entrance. The generous frontage provides both convenience and kerb appeal, reflecting the care that has been taken in maintaining the property.

GROUND FLOOR

The welcoming entrance hall provides access to the principal ground floor accommodation and staircase to the first floor. The spacious living room enjoys excellent natural light from dual aspects and centres around a feature fireplace, creating a warm and comfortable reception space. An open archway leads through to the dining room, allowing the two rooms to flow seamlessly for both everyday family life and larger social occasions.

The dining room enjoys views over and direct access to the rear garden, while the adjoining kitchen offers an excellent range of fitted units and generous worktop space. A separate utility room provides additional storage and laundry facilities with external



access to the garden, while a convenient ground floor WC completes the accommodation. The integral garage offers secure parking or potential for additional storage, workshop space or future conversion, subject to the necessary permissions.

LIVING ROOM

13' 6" x 15' 8" (4.11m x 4.78m)

DINING ROOM

8' 9" x 10' 3" (2.67m x 3.12m)

KITCHEN

12' x 10' 3" (3.66m x 3.12m)

UTILITY ROOM

6' 5" x 5' 9" (1.96m x 1.75m)

WC

3' 5" x 4' 2" (1.04m x 1.27m)

FIRST FLOOR

The first floor comprises four well-proportioned bedrooms arranged around a central landing. The principal bedroom is an excellent double room benefiting from a private en-suite shower room.

Bedroom two is another generous double with fitted storage, while bedrooms three and four provide versatile accommodation suitable for children, guests or those working from home.

Serving the remaining bedrooms is a well-appointed family bathroom, finished in a light and neutral style. The thoughtful layout provides excellent practicality for family living, with all bedrooms enjoying good natural light and comfortable proportions.

BEDROOM ONE

13' 6" x 12' 5" (4.11m x 3.78m)

BEDROOM ONE EN-SUITE

6' 2" x 4' 6" (1.88m x 1.37m)

BEDROOM TWO

10' x 8' 4" (3.05m x 2.54m)

BEDROOM THREE

8' 1" x 10' 5" (2.46m x 3.18m)

BEDROOM FOUR

8' 1" x 8' 4" (2.46m x 2.54m)

BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)

THE REAR



The rear garden is a true highlight of the property, offering an exceptional amount of outdoor space that has been beautifully landscaped and meticulously maintained. A generous paved patio provides the perfect spot for outdoor dining before opening onto an extensive lawn bordered by mature shrubs, established planting and colourful flower beds, creating a high degree of privacy and year-round interest.

Towards the rear of the garden sits an attractive covered seating area, ideal for relaxing or entertaining regardless of the weather. The impressive size, presentation and maturity of the garden make it a rare feature that will undoubtedly appeal to buyers seeking excellent outdoor space for families, gardening enthusiasts or those who simply enjoy spending time outside.



GARAGE

8' x 16' (2.44m x 4.88m)

ANTI MONEY LAUNDERING

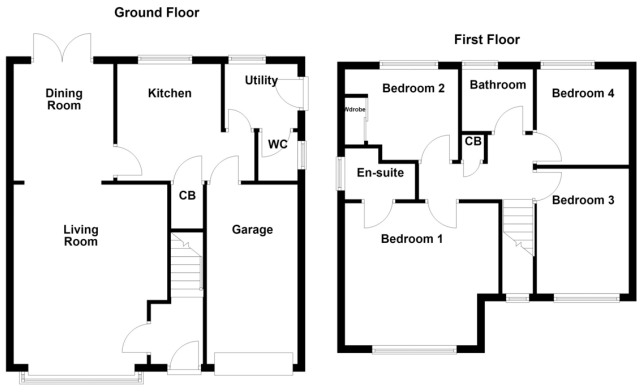
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
69-80	C		72 C
55-68	D	64 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