



Rosebery Road

Dosthill, Tamworth, Staffordshire, B77 1NF

Offers In Region Of £380,000



# Property Features

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- Beautifully Presented Detached Family Home
- Close to Well-Regarded Local Schooling
- Spacious Family Lounge
- Stunning Breakfast Kitchen
- Full Width Conservatory
- Guest Cloakroom, Utility Room
- Master Bedroom with En-suite
- Three Further Double Bedroom
- Stunning Rear Garden & Timber Summerhouse
- Garage Store, Driveway, Well Maintained Rear Garden

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this extremely well presented extended detached family home situated within this highly desirable residential location. The property has benefits to include UPVC double glazing and gas fired central heating, along with a stunning full width conservatory, with accommodation in brief comprising: entrance hall, lounge, stunning breakfast kitchen, guest cloakroom, utility room, master bedroom with en-suite, three further bedrooms, family bathroom, garage store, tarmacadam driveway, well maintained rear garden. Internal viewing is strongly recommended.

This beautifully presented family home occupies a superb position within this highly desirable location, with the property itself being set behind a full width tarmacadam driveway with block paved border. The driveway provides ample off road parking facilities, along with access to the garage store, side garden gate and front entrance, with composite double glazed front door.

### ENTRANCE HALLWAY

With ceiling light point, coving to ceiling, tiled floor, radiator, UPVC double glazed window to the side, UPVC double glazed door leading to:

### STUNNING BREAKFAST KITCHEN

15' 5" x 14' 4" (4.70m x 4.39m)

This spacious kitchen has been fitted with an excellent range of matching base units and drawers with contemporary design working surfaces over and matching up-stands, and to include breakfast bar, under-counter stainless steel sink unit with hot and cold mixer tap which is located below a UPVC double glazed window to the front, 'Rangemaster' cooker with extractor hood over, built-in microwave, integrated appliances to include dishwasher,



larder style fridge and wine cooler, feature lighting to kickboards, additional range of matching wall mounted cupboards to incorporate the 'Baxi' central heating boiler, ceiling light point, designer radiator, laminate flooring, built-in understairs storage cupboard, obscure and leaded UPVC double glazed window to the side, staircase leading off to first floor landing, doors to lounge and:

#### GUEST CLOAKROOM

6' 9" x 7' 5" (2.06m x 2.28m)

Comprising of a white suite of close coupled WC and wash hand basin set in vanity unit, ceiling light point, radiator, laminate flooring, door to:

#### UTILITY ROOM

10' 2" x 7' 8" (3.11m x 2.34m)

Having a range of base and wall cupboards, space and plumbing for automatic washing machine, space and points for additional electrical appliances, ceiling light point, radiator.

#### LOUNGE

23' 3" x 10' 7" (7.11m x 3.25m)

This attractive and well presented lounge has a feature fireplace with inset electric 'flame effect' fire, two ceiling light points, coving to ceiling, two radiators, two sets of UPVC double glazed French doors leading through to:

#### SUPERB CONSERVATORY

21' 8" x 8' 6" (6.62m x 2.61m)

This stunning full width conservatory has a solid roof, two ceiling light points, radiator, UPVC double glazed French door leading out to the rear garden.

#### FIRST FLOOR LANDING

Having a ceiling light point, coving to ceiling, doors to:

#### BEDROOM ONE

3.52' 3.87" (to wardrobe fronts) (0.99m)

This double bedroom has an excellent range of fitted wardrobes, two UPVC double glazed windows overlooking the rear garden, ceiling light point, radiator, door to:

#### EN-SUITE

5' 0" x 5' 6" (1.54m x 1.70m)

Comprising of a white suite of corner shower cubicle with chrome coloured shower fitment, close coupled WC and wash hand basin set in vanity unit with vanity mirror over, ceiling downlighters, chrome coloured heated towel rail,





obscure UPVC double glazed window to the side.

BEDROOM TWO

11' 5" x 11' 7" (3.49m x 3.54m)

Bedroom two has a built-in wardrobe, additional storage cupboards, UPVC double glazed window to the front, ceiling light point, coving to ceiling, radiator.

BEDROOM THREE

13' 0" x 7' 7" (3.97m x 2.33m)

Having a UPVC double glazed window overlooking the rear garden, ceiling light point, coving to ceiling, radiator.

BEDROOM FOUR

13' 0" x 7' 6" (3.98m x 2.30m)

A further double bedroom with a UPVC double glazed window to the front, ceiling light point, coving to ceiling, radiator.

BATHROOM

8' 6" x 4' 11" (2.60m x 1.5m)

Refitted with a white suite comprising of panelled bath, corner shower cubicle with chrome coloured shower fitment, close coupled WC and wash hand basin set in vanity unit with matching wall cupboard and mirror, full height wall panelling, ceiling light point, laminate flooring, chrome coloured heated towel rail, obscure UPVC double glazed window to the side.

OUTSIDE

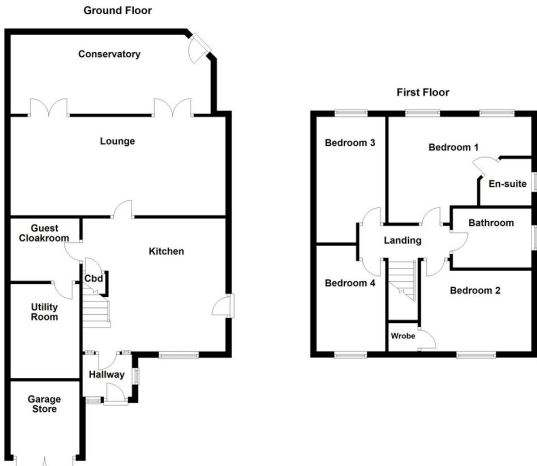
GARAGE STORE

7' 11" x 7' 6" (2.42m x 2.29m)

Suitable for storage only and having metal entrance doors, light and power points.

REAR GARDEN

The immaculate rear garden has been designed to be of low maintenance, with a block paved pathway leading from the side entrance gate, and the garden being laid out with artificial lawn and two large paved patio areas hosting external seating arrangements, along with ornamental lighting and an excellent timber summerhouse that is perfectly versatile for relaxing or alternatively serving as a home office, and the garden itself is bound on all sides by



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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