



Roach

Dosthill, Tamworth, B77 1LN

£230,000

# Property Features

- Stunning Semi-Detached Family Home
- Immaculate Finishes Throughout
- Superb Open Aspect Living
- Dual Aspect Lounge/Diner
- Beautifully Appointed Kitchen
- Versatile Home Office
- Two Excellent Bedrooms
- Brilliant Rear Garden & Fully Fitted Summerhouse
- Generous Off Road Parking
- Freehold & Close to Local Schooling

## Full Description

Nestled within a charming cul de sac in the sought-after heart of Dosthill, this exceptional semi-detached family home boasts exquisite internal finishes and thoughtful alterations, delivering a flawless modern living experience. With well-regarded local schools, convenient shopping amenities, and excellent commuter links nearby, this home perfectly balances comfort, style, and practicality. The generous front aspect provides ample off-road parking for multiple vehicles, ensuring everyday convenience.

### GROUND FLOOR

Stepping inside, you are immediately welcomed by a bright and inviting interior, where high-quality finishes continue throughout. A magnificent open-plan lounge/diner forms the heart of the home, bathed in natural light from its dual aspect design and elegant French doors, which seamlessly extend the space into the rear garden.

Adjacent to this, a beautifully appointed kitchen showcases timeless base units and sleek working surfaces, enhancing both style and functionality. A clever garage conversion adds versatility, offering an ideal home office or additional sitting room to suit modern living needs.

### ENTRANCE HALL

### OPEN PLAN LOUNGE/DINER

21' 7" x 11' 9" (6.60m x 3.60m)

### OFFICE/PLAYROOM

7' 11" x 7' 4" (2.43m x 2.24m)

### KITCHEN

13' 6" x 7' 3" (4.12m x 2.23m)





## FIRST FLOOR

Ascending to the first floor, two generously sized bedrooms provide flexible accommodation options. The spacious main bedroom benefits from fitted storage, while the second bedroom is perfectly suited for various living arrangements. Completing the internal appeal, a sleek and stylish family bathroom features a contemporary three-piece suite.

### BEDROOM ONE

12' 2" x 8' 5" (3.71m x 2.57m)

### BEDROOM TWO

9' 2" x 5' 6" (2.80m x 1.69m)

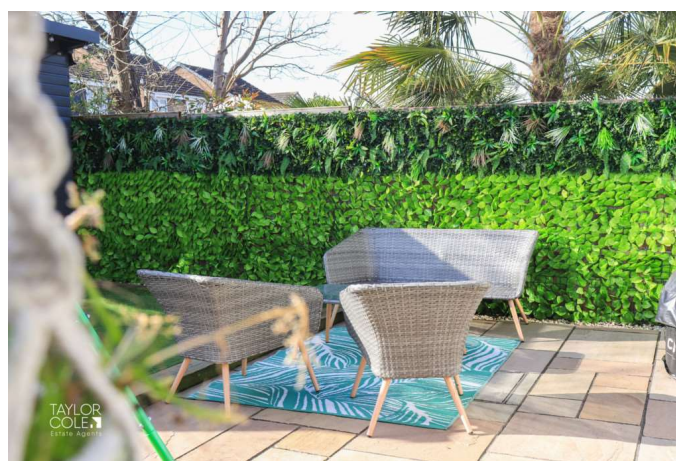
### BATHROOM

6' 2" x 6' 0" (1.90m x 1.83m)

## OUTSIDE

### REAR GARDEN

Outside, the outstanding rear garden offers a low-maintenance yet beautifully designed outdoor retreat. A blend of slab-paved patios and modern artificial lawns creates an ideal space for relaxation and entertaining. Enhancing the appeal further, a fully functional summerhouse, currently styled as a Games Room/Bar, provides a unique and versatile setting for informal accommodation or leisure.



ANTI MONEY LAUNDERING

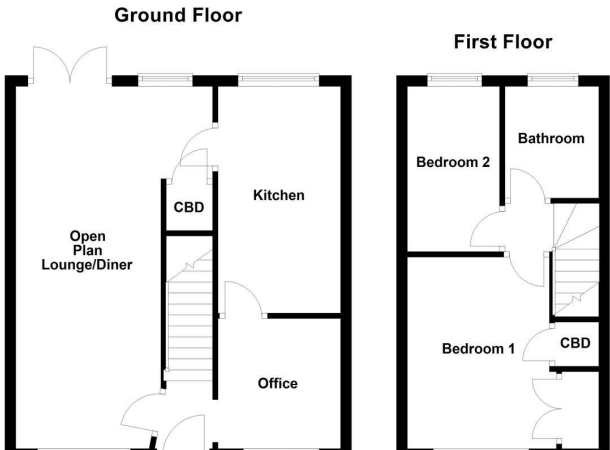
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		86 B
69-80	C		
55-68	D	63 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