



Dormer Avenue

Bolehall, Tamworth, , B77 3LS

£225,000

Property Features

- Most-Pleasant Semi-Detached Home
- Two Well-Proportioned Bedrooms
- Bursting With Potential Throughout
- Generous Wraparound Gardens
- Development Opportunity Subject to Consent & Planning
- Quiet Cul De Sac Location
- Spacious Open Aspect Lounge/Diner
- Close to Local Schooling & Amenities
- Extended Kitchen & Guest Cloakroom
- Freehold & No Onward Chain

Full Description

Nestled within a quiet cul-de-sac, this unique semi-detached family home occupies a truly magnificent and rare plot. Offering a wealth of potential for renovation and extension, the generous side aspect presents an exciting opportunity for both first-time buyers and developers alike.

With a range of local amenities and well-regarded schools nearby, this property offers both convenience and outstanding potential for transformation.

DEVELOPMENT OPPORTUNITY

Thanks to the rare scope of the plot, there is strong precedent for significant alteration and potential expansion, subject to the necessary planning permissions and consents.

GROUND FLOOR

Upon stepping inside, you are greeted by a spacious living room, seamlessly connected to an equally well-proportioned dining area. This inviting space benefits from an open layout, allowing for a comfortable reception area with ample room for furnishings, while a front-facing window ensures plenty of natural light.

To the rear, an extended kitchen offers a wealth of potential, currently featuring an array of matching base units, tiled flooring, and French doors that open out onto the rear garden-perfect for blending indoor and outdoor living.

A convenient inner hallway provides additional access to the side of the home, along with a guest cloakroom for added practicality.

ENTRANCE HALL



LIVING ROOM

14' 4" x 12' 6" (4.37m x 3.83m)

DINING ROOM

10' 10" x 8' 2" (3.32m x 2.49m)

KITCHEN

17' 0" x 8' 11" (5.19m x 2.74m)

GUEST WC

6' 2" x 4' 7" (1.89m x 1.41m)

FIRST FLOOR

Ascending to the first floor, the home offers two generously sized bedrooms, each providing versatile accommodation options. Completing the internal layout, a well-sized shower room is fitted with a three-piece suite, water-resistant flooring, tiled surrounds, and a built-in storage cupboard for added functionality.

BEDROOM ONE

14' 5" x 10' 11" (4.40m x 3.33m)

BEDROOM TWO

9' 11" x 9' 4" (3.04m x 2.87m)

SHOWER ROOM

7' 8" x 6' 5" (2.35m x 1.98m)

OUTSIDE

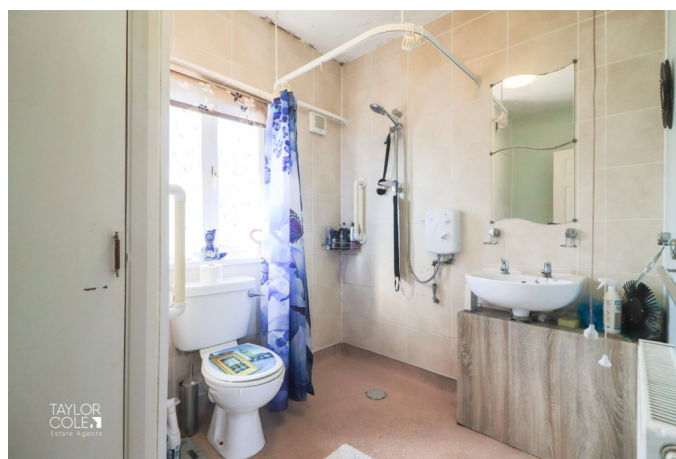
GENEROUS REAR GARDEN

Externally, the property truly shines, with expansive wraparound gardens to the rear and side. The outdoor space presents endless possibilities for external seating, entertainment, or further development.

A combination of slab-paved patios and winding pathways is complemented by vibrant lawns and mature shrubbery, all enclosed by secure timber fencing to create a private and tranquil retreat.

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.

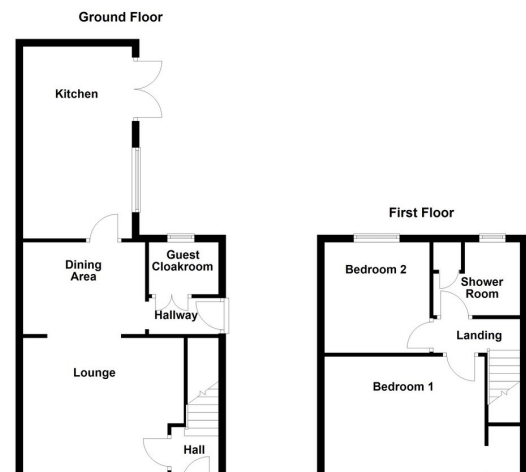


TENURE

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.



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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