

FOR SALE

£149,950 Freehold



Dosthill Road, Two Gates, Tamworth, Staffordshire. B77 1HX

- TRADITIONAL TERRACED HOME
- THREE DECENT BEDROOMS
- TWO GOOD RECEPTIONS
- SEPARATE KITCHEN
- GROUND FLOOR BATHROOM
- FIRST FLOOR WC
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FREEHOLD
- NO UPWARD CHAIN
- EPC - D

PROPERTY DESCRIPTION

This traditional terraced residence is situated opposite Two Gates Club close to the cross roads where Dosthill Road crosses the B5404 (former A5). All the usual amenities are within reasonable reach including regular bus services past the front door, local schools and shops. Tamworth town centre is approximately 2 miles distance.

Constructed in brick the residence front directly to the roadway, the front door being approached by a short flight of steps. The accommodation in detail comprises:



ROOM DESCRIPTIONS

UPVC PANELLED ENTRANCE DOOR TO FRONT RECEPTION ROOM

3.61m x 3.33m (11' 10" x 10' 11") having double panel radiator, corner meter cupboard and picture window to roadway.

LOUNGE

3.52m x 3.37m (11' 7" x 11' 1") again having panel radiator and picture window to roadway.

LEADING OFF THE DINING ROOM TO THE REAR IS AN

INNER HALLWAY OFF WHICH LEAD THE

SEPARATE KITCHEN

3.35m maximum x 2.11m (11' 0" x 6' 11") having range of base units with inset sink and drainer complete with mixer taps with recess under for automatic washing machine and cooker recess, wall shelving and cupboard, cooker panel, gas and power points. Here also is located the wall mounted Baxi combination gas fired boiler which provides central heating and domestic hot water.

ALSO LEADING OFF THE REAR HALLWAY IS THE

GROUND FLOOR BATHROOM

having suite comprising panelled bath complete with mixer taps and independent electric shower, wash basin again with mixer taps, obscured glass window to rear, extractor and panel radiator.

STAIRWAY FROM INNER HALLWAY TO FIRST FLOOR LANDING

having panel radiator and off which lead

THREE GOOD BEDROOMS AND WC

BEDROOM ONE (FRONT)

3.4m x 3.4m (11' 2" x 11' 2") having picture window to roadway and panel radiator.

BEDROOM TWO (FRONT)

3.5m x 3.9m (11' 6" x 12' 10") narrowing to 2.31m towards the one end and having picture window to roadway and panel radiator.

BEDROOM THREE (REAR)

3.33m x 2.0m (10' 11" x 6' 7") having window to rear garden and panel radiator.

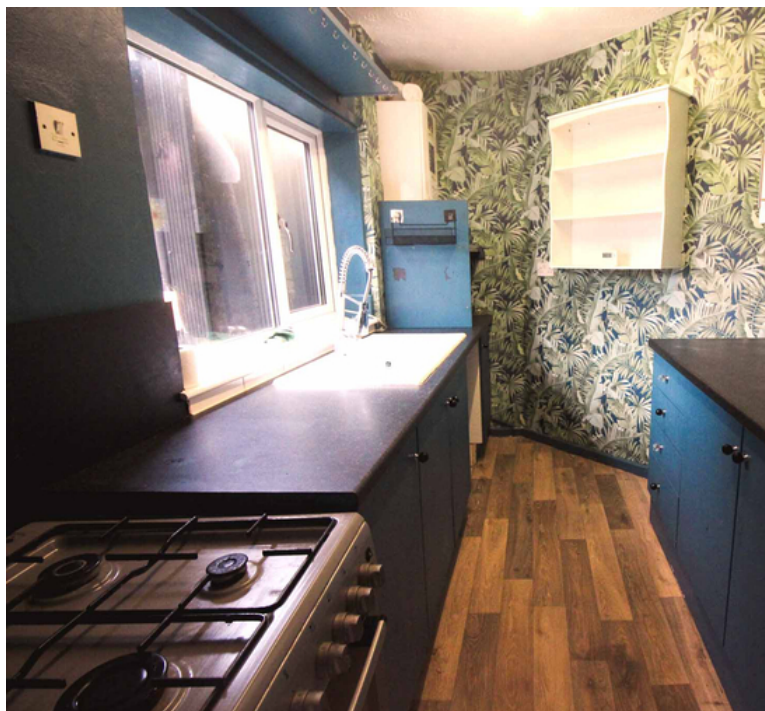
WC OFF LANDING

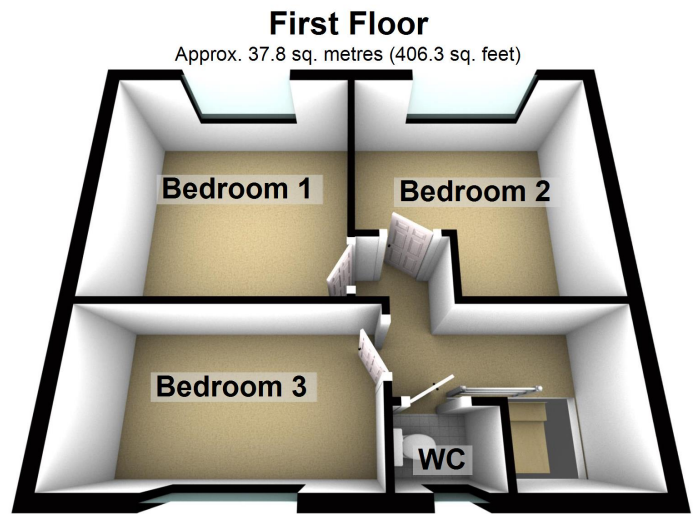
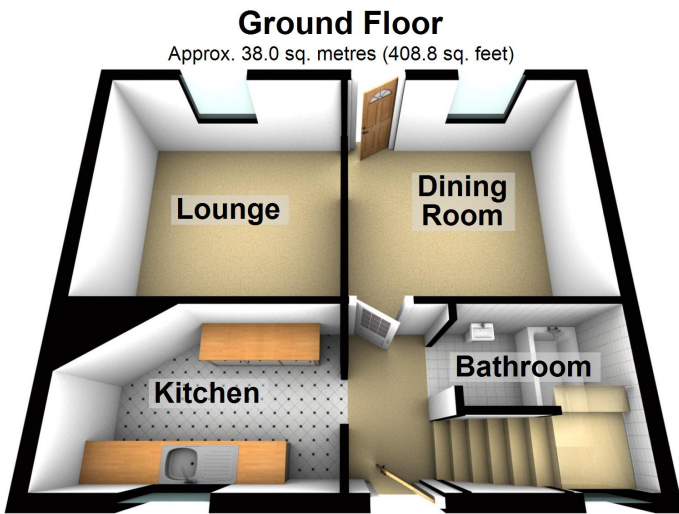
having low level suite and obscured window.

OUTSIDE.

EASILY MAINTAINED WELL ENCLOSED REAR GARDEN

laid mostly to astro turf with a number of timber garden sheds.





Total area: approx. 75.7 sq. metres (815.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tamworth office
5a, Victoria Road, Tamworth, B79 7HL
01827 66206
salesenquiries@tamworth-homes.co.uk