



**Houting  
Dosthill  
Tamworth  
B77 1PA**

Offering for sale this superb three bedroomed detached home which has been extended and is beautifully appointed.

**MUST BE VIEWED TO BE  
FULLY APPRECIATED**

**Asking price £325,000**

49 Houting, Dosthill, Tamworth, Staffordshire, B77 1PA

**We are delighted to offer for sale this three bedroomed detached family home which has been beautifully appointed by the current owners, the property must be viewed to be fully appreciated and benefits from having a good sized rear garden.**

**The accommodation comprises briefly of:**

- \* Entrance hallway \***
- \* Lounge \* Dining room \***
- \* Kitchen \* Extended utility room \***
- \* Landing \***
- \* Master bedroom with fitted wardrobes \* Two further bedrooms \***
- \* Fitted bathroom \***
- \* Double glazing \* Gas central heating \***
- \* Garage \* Front garden with driveway \* Good sized rear garden \***

**The accommodation comprises in further detail:**

**ASKING PRICE £325,000**

#### **TO THE GROUND FLOOR**

##### **ENTRANCE HALLWAY**

Via Upvc double glazed entrance door having double glazed side panel, laminate flooring, radiator and stairs off to the first floor.

##### **LOUNGE 12'7" max x 13'9" (3.86 max x 4.2)**

Having a continuation of laminate flooring, double glazed leaded bow window to the front, radiator, ornate coving surround to the ceiling, two ornate ceiling roses, wooden fire surround with marble effect insert and hearth and living flame gas fire inset.

##### **DINING ROOM 9'10" x 7'11" (3.01 x 2.43)**

Having double glazed leaded window to the rear, continuation of laminate flooring, radiator and archway through to:

##### **KITCHEN 9'11" x 7'8" (3.04 x 2.36)**

Having tiled flooring, double glazed leaded window, work surfaces, ceramic tiling above, ceramic one and a half sink and drainer, space for dishwasher, space for fridge with cupboard above, range of base cupboards and drawers, double oven with gas hob and integrated extractor over. Range of wall cupboards, pelmet over window with down lighters inset, radiator, understairs storage cupboard/pantry and door leading through to:





**UTILITY 9'7" x 7'3" (2.94 x 2.23)**

An excellent addition to the property having double glazed leaded window to the rear, double glazed side door leading to the garden, tiled flooring, radiator, work surfaces with ceramic tiling above, bowl sink and mixer tap over, range of base cupboards with drawers, space for washing machine, space for stand up freezer and door leading into the garage.

**TO THE FIRST FLOOR****LANDING**

Having wooden banister, ceiling coving surround, double glazed leaded window to the side, loft access which we understand is partially boarded.

**FITTED BATHROOM**

Having double glazed leaded window to the rear, tiled flooring, full ceramic tiling to the walls, wash basin, w.c, towel rail and bath with shower over.

**BEDROOM ONE 11'11" x 8'8" excluding wardrobes (3.64 x 2.65 excluding wardrobes)**

Having double glazed window to the front, coving surround to the ceiling, radiator and three double fitted wardrobes.

**BEDROOM TWO 9'5" x 9'9" (2.89 x 2.99)**

Having double glazed leaded window to the rear, coving surround to the ceiling and radiator.

**BEDROOM THREE 8'6" x 7'1" (2.6 x 2.17)**

Having double glazed leaded window to the front, coving surround to the ceiling, radiator and fitted storage cupboard,

**TO THE EXTERIOR**

To the front of the property there is a block paved driveway, lawn frontage, exterior lights and side gated access to the garden.

**GARAGE 15'11" x 7'9" (4.86 x 2.37)**

Having up and over door, power, lighting, housing fuse board and boiler, loft access and connecting door leading through to the utility.

To the rear of the property there is a very good sized garden having paved patio with Dwarf brick wall surrounding, large lawn garden with central paved pathway, slate chipped and planted side borders and decorative pond.

There is a gate at the top of the garden which leads to further garden area having hard standing for shed.

**GENERAL INFORMATION****SERVICES**

We understand all main services are connected.



**TENURE**

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

**VIEWING**

By prior appointment with Mark Evans & Company on 01827 311300

**COUNCIL TAX**

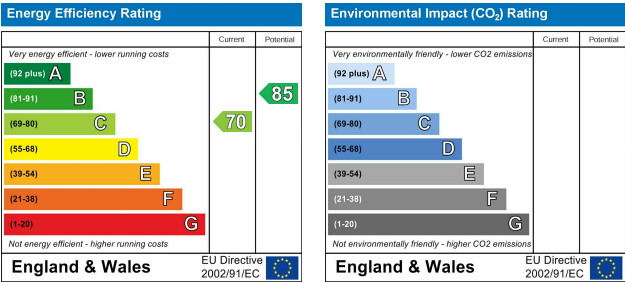
We understand this property is Council Tax Band "C". However, this should be verified by any intending purchaser.

**DISCLAIMER**

DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

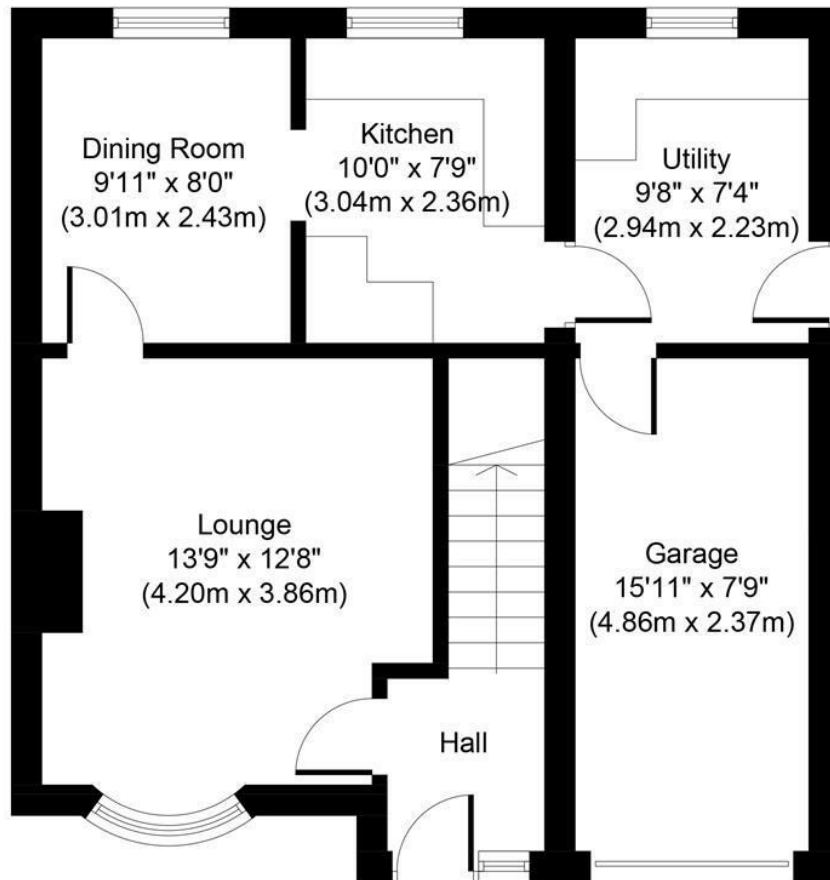
**FIXTURES AND FITTINGS**

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

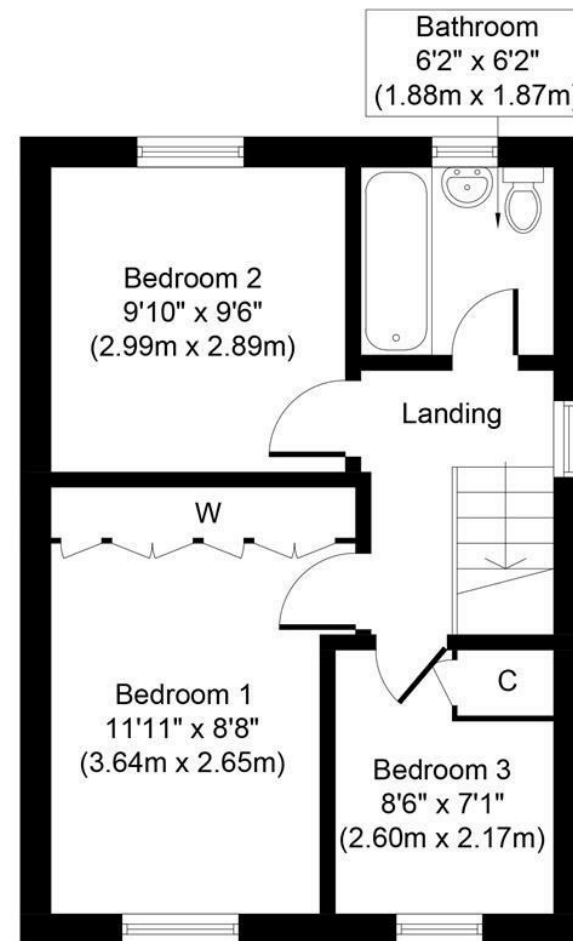








**Ground Floor**  
**Approximate Floor Area**  
**630 Sq. ft.**  
**(58.5 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**392 Sq. ft.**  
**(36.4 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2022 | [www.houseviz.com](http://www.houseviz.com)



A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

**START WITH A FREE & NO OBLIGATION HOME VALUATION**  
With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

**NO UPFRONT COSTS and COMPETITIVE FEES** which are **NO SALE NO FEE**

**SALES BROCHURES** produced in house

**TOP QUALITY ADVERTISING** (check your local Tamworth Herald)

**INTERNET SERVICES** including **RIGHTMOVE, ON THE MARKET** and our own website.

Office display in our **TOWN CENTRE** office **OPEN 7 DAYS A WEEK**

Eye catching **FOR SALE BOARD**

**ACCOMPANIED VIEWINGS - NO ADDED CHARGES - ALL PART OF THE SERVICE**

**REGULAR CLIENT CONTACT** with **VIEWER FEEDBACK** and continual marketing advice

We offer **EXCLUSIVE TOWN AND COUNTRY HOME** selling services for our more individual properties

Free advice on **BUILDING PLOTS** and properties to modernise etc.

Our **IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**

## NOTES:

**IMPORTANT SPECIAL NOTES:**  
The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.  
Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.  
Photographs are for illustration only and may depict items not included in the sale of the property.