



**Blackwood Road  
Dosthill  
Tamworth  
B77 1JP**

A superb extended three bedroom detached home which offers excellent accommodation.

Needs to be viewed to be appreciated.

**Asking price  
£375,000**

*Exclusive Town & Country Homes*

A very impressive three bedroom detached residence with an excellent choice of accommodation which comprises briefly:

- \* Recess Porch \*
- \* Through Hallway \* \* Downstairs WC \*
- \* Lounge \*
- \* Dining Room \*
- \* Conservatory \*
- \* Kitchen \*
- \* Second Spacious Kitchen/Utility \*
- \* Landing \*
- \* Three Good Sized Bedrooms \*
- \* Bathroom \*
- \* Double Glazing \* \* Gas Central Heating \* \* Cavity Wall Insulation \*
- \* Garage \*
- \* Attractive Front Garden with Driveway \*
- \* Garden to the Rear with Feature Thatched Gazebo \*

ASKING PRICE £375,000

#### TO THE GROUND FLOOR

##### RECESS PORCH

Having tiled reception area.

##### THROUGH HALLWAY

Having leaded double glazed door, ornate dado rail, radiator, laminate flooring, picture rail, coving surround to ceiling and stairs off to first floor..

##### DOWNSTAIRS WC

Having white w.c., wash basin, ceramic tiling to walls, leaded double glazed window, radiator and laminate flooring.

##### LOUNGE 11'1" x 16'11" max, 14'6" min (3.4 x 5.18 max, 4.42 min)

Having leaded double glazed bay window, radiator inset, Portuguese Lime Stone fireplace with living flame gas fire inset, ornate coving and wall light points.

##### DINING ROOM 8'3" x 9'6" (2.54 x 2.90)

Having ornate dado rail, picture rail, coving surround to ceiling, radiator, wall light points, double opening leaded doors with side double glazed panels leading through to:



### **CONSERVATORY 7'6" x 10'5" (2.29 x 3.2)**

Having double glazed double doors to side, double glazed windows, pitched roof, tiled flooring and wall light points.

### **KITCHEN 9'1" x 8'11" (2.77 x 2.74)**

Having white enamel sink, work surfaces, ceramic tiled splash back above, range of base cupboards and drawers, space for dish washer, electric hob with extractor above, wall mounted oven with cupboard above and below, range of wall cupboards, end shelving, tiled flooring and fitted storage cupboard.

### **UTILITY ROOM / SECOND KITCHEN 13'5" x 18'0" (4.11 x 5.49)**

Having tile flooring, work surfaces, ceramic tiled splash back above, stainless steel sink, range of base cupboards and drawers, range of wall cupboards, space for washing machine, space for tumble dryer, space for fridge freezer, radiator, side double glazed door, two double glazed leaded windows to the rear.

### **TO THE FIRST FLOOR**

#### **LANDING**

Having laminate flooring, leaded double glazed window, spindle banisters, ornate coving, fitted airing cupboard and access to loft which we understand from our vendor is semi boarded with loft ladder.

### **BEDROOM ONE 12'5" x 11'6" max, 8'11" min (3.81 x 3.51 max, 2.74 min)**

Having leaded double glazed window, fitted wardrobes with cupboards over recess for bed, matching cupboards, double wardrobe with mirror sliding doors radiator and coving surround to ceiling.

### **BEDROOM TWO 9'3" x 10'0" (2.82 x 3.05)**

Having leaded double glazed window to the rear, radiator, dado rail, coving surround and double wardrobe with mirror doors.

### **BEDROOM THREE 8'7" x 7'4" max, 6'5" min (2.64 x 2.24 max, 1.98 min)**

Having leaded double glazed window, laminate flooring, dado rail, picture rail and radiator.

#### **FAMILY BATHROOM**

Having a white suite comprising of bath with central taps, shower over and shower screen, wash basin and, w.c. set in to vanity cupboards with work surface above, further built in vanity cupboard, full ceramic tiling, leaded double glazed window and wall mounted towel rail.

### **TO THE EXTERIOR**

To the front of the property is a block paved driveway, pebbled garden and shrubs including feature pink magnolia, slate chippings inset, side gated access leading to rear garden.

### **GARAGE 18'0" x 8'2" (5.49 x 2.51)**

Having up and over door, light and power points, pitched roof, wall mounted central heating boiler and control unit for solar panels.

Enclosed rear garden having paved patio, lawn, steps up to decked patio area, further patio area to the side with wooden BAR, planted borders, thatched timber gazebo which currently has a hot tub beneath which would be available under separate negotiation.



## **GENERAL INFORMATION**

### **TENURE**

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

### **SERVICES**

We understand all main services are connected.

### **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.

### **COUNCIL TAX**

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

### **VIEWING**

By prior appointment with Mark Evans & Company on 01827 311300

### **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.

### **SPECIAL NOTE**

Please note the property has solar panels. We understand from our vendors that a company is leasing the roof space in exchange for reduced electricity bills. Further information regarding this is available from the vendor.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		90	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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.

## NOTES:

**IMPORTANT SPECIAL NOTES:**

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. Particulars 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.

**MARK EVANS & CO**

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. With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our clients and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

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

**INTERNET SERVICES** including **RIGHMOVE, 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.

Speak to one of our **FINANCIAL ADVISORS** Our **IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**