

# ROYSTON & LUND



## Dosthill Road, Two Gates, Tamworth

Price Guide £225,000

- Traditional Terraced Home
- Two Good Receptions
- Gas Central Heating & Double Glazing
- Council Tax Band - A
- Three Bedrooms
- Garden will be Landscaped
- Freehold
- Recently Renovated
- Ground Floor & First Floor Bathroom
- EPC Rating - D

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# 3 Dosthill Road, Tamworth B77 1HX

Royston & Lund are delighted to present this recently renovated three-bedroom traditional terraced home, offering a fresh, modern living space while retaining its classic charm. Currently empty and ready for immediate occupancy.

As you enter, you're welcomed into a versatile front room that can function as a dining area or main living space. Directly to the right, is a second reception room—perfect for use as a living room, office, or snug.

Just ahead, is a stylish ground floor bathroom fitted with a modern shower, while to the right sits a newly installed kitchen, complete with sleek units and an induction hob.

Upstairs, you'll find three well-proportioned bedrooms, two of which are generous doubles, and a second brand-new bathroom, also featuring a contemporary shower setup. All sanitary ware throughout the home is brand new, offering peace of mind and a clean, modern finish. Most rooms come with fitted blinds, too.

To the rear, there's a good-sized garden, offering plenty of outdoor space for relaxing, entertaining, or even a spot of gardening.

This home combines the reliability and charm of a traditional build with the ease and style of a full modern renovation, making it perfect for those wanting a comfortable, stylish home without the hassle of updating it themselves.

3 Dosthill Road, Two Gates, Tamworth, B77 1HX benefits from a range of local amenities. Wilnecote train station is just a five-minute walk away, offering convenient links to Tamworth and further afield. Several bus routes run through the area, providing easy access to the town centre and Birmingham. For daily essentials, there's a Tesco Express nearby, along with various convenience stores along Watling Street. Dosthill Park and Lake are also nearby, offering green space and opportunities for walking and water sports. The area is served by local schools, and St Paul's Church in Dosthill adds a touch of local heritage.

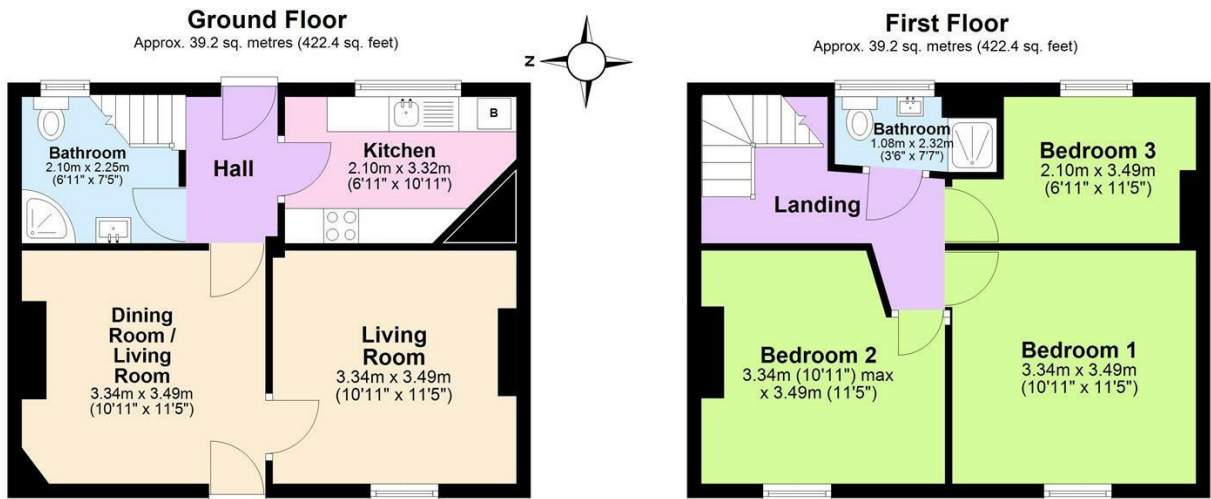


Council Tax Band: A









Total area: approx. 78.5 sq. metres (844.7 sq. feet)

### Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

### Council Tax Band

A



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