



Dart, Hockley, Tamworth

Offers Over £415,000

- PURCHASE PRICE GUIDE LINE £410,000 - £425,000
- ADDITIONAL VERY LARGE GROUND FLOOR BEDROOM/DAYROOM
- SEPARATE UTILITY
- FREEHOLD
- EXCEPTIONALLY SPACIOUS EXTENDED MODERN DETACHED
- TWO RECEPTIONS
- MAIN BATHROOM, EN-SUITE SHOWER AND GROUND FLOOR SHOWER & W.C.
- FIVE GOOD FIRST FLOOR BEDROOMS
- SPACIOUS BREAKFAST ROOM/KITCHEN
- OFF ROAD PARKING WELL ENCLOSED GARDEN

2 Dart, Tamworth B77 5QD

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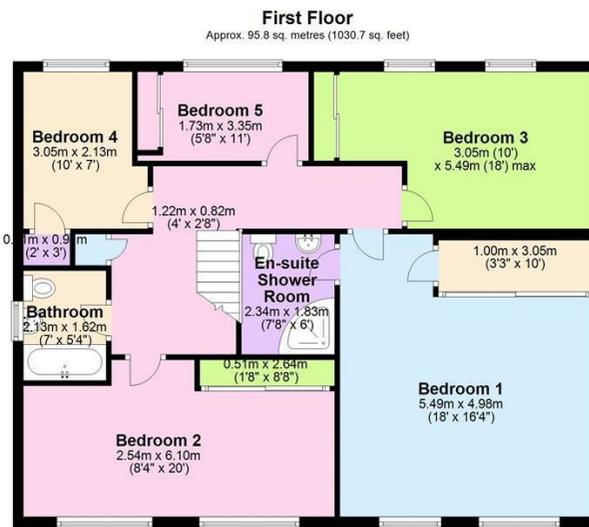
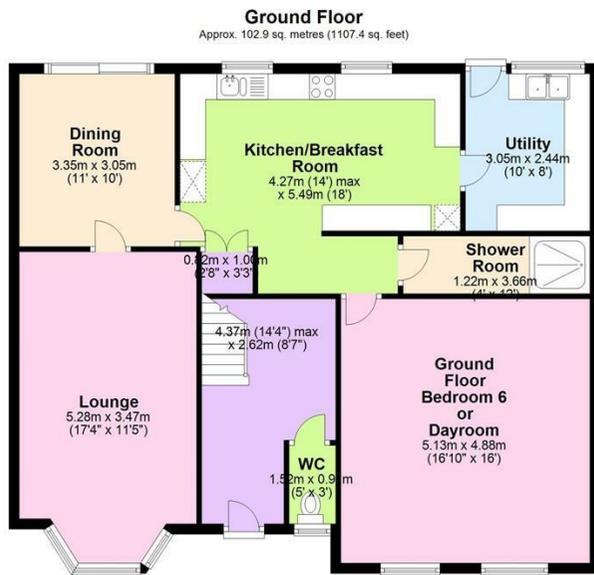
This modern detached residence situated in a cul-de-sac on this popular development just a couple of minutes drive from access to the M42 and the A5 bypass, has been virtually doubled in size to provide a superb family home. In addition to a spacious ground floor lounge and separate dining room, there is a large breakfast room/kitchen and a further ground floor bedroom with an adjacent shower room and toilet which could also be used as a superb family room. On the first floor are five further really good bedrooms along with an en-suite shower room and a main bathroom.



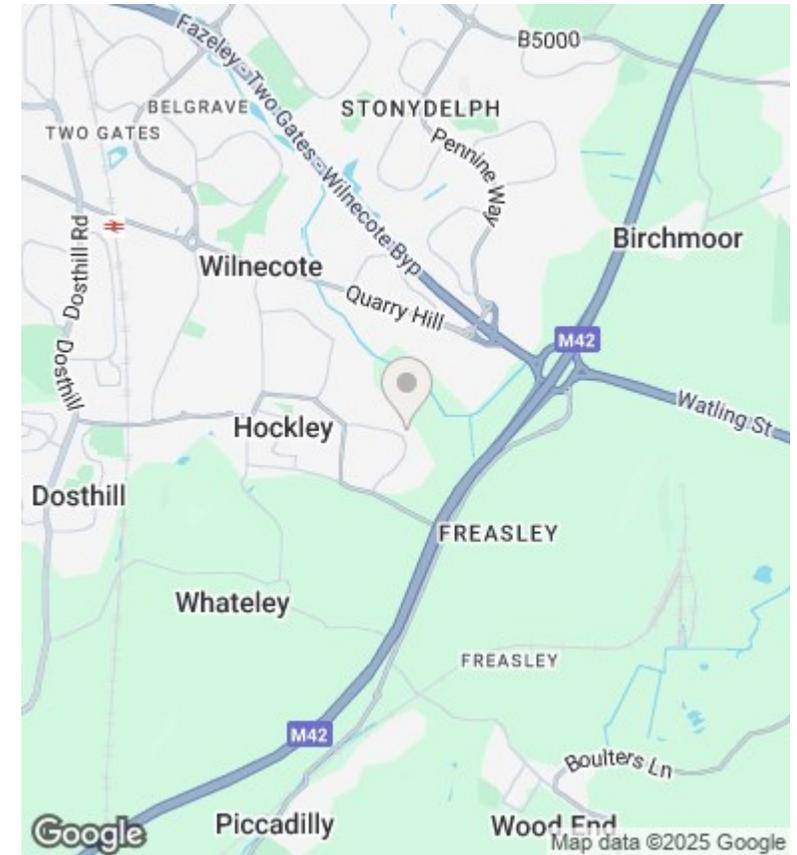
Council Tax Band: D







Total area: approx. 198.6 sq. metres (2138.1 sq. feet)



Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	76	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	