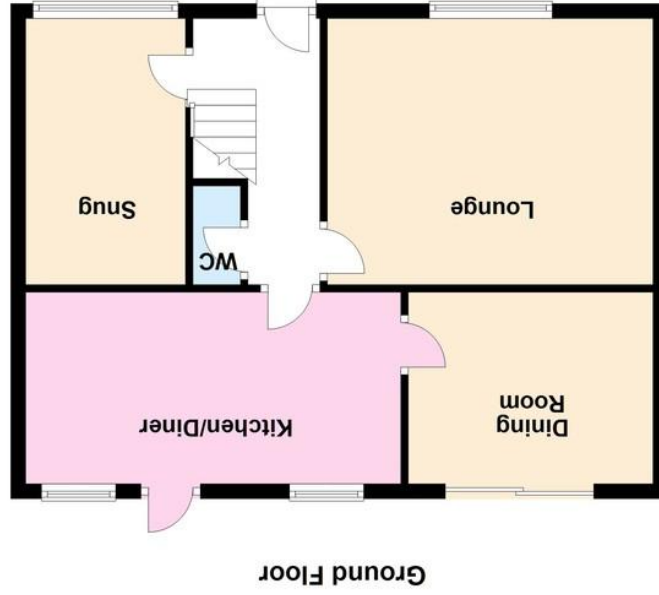
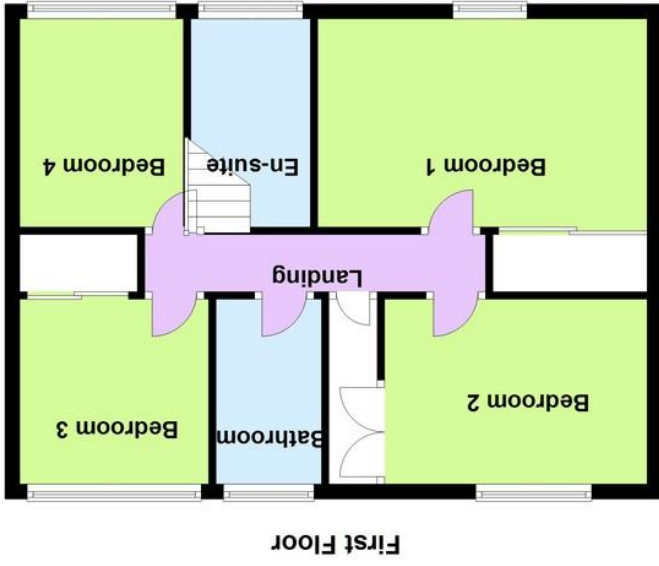
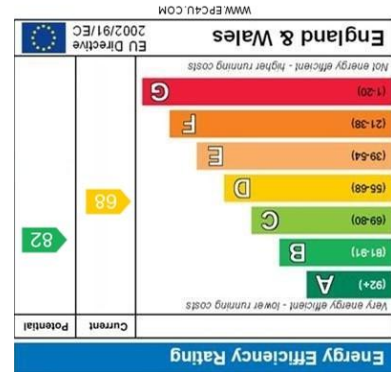


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- FOUR BEDROOM DETACHED PROPERTY
- SPACIOUS LOUNGE
- KITCHEN DINER
- SEPERATE DINING ROOM
- DOUBLE GLAZING AND CENTRAL HEATING

Arkle, Dosthill, Tamworth, B77 1NE

£365,000



Property Description

The property is approached via a driveway with front door into entrance hallway.

ENTRANCE HALLWAY Having stairs and under stairs storage cupboard.

GUEST WC With wood effect laminate flooring, low level wc, wash hand basin, partly tiled walls.

LOUNGE 14' 5" x 11' 7" (4.39m x 3.53m) Double glazed window to front, wood effect laminate flooring, feature fireplace, radiator, wall lights.

SNUG ROOM Double glazed window to front, wood effect laminate flooring, ceiling light and radiator.

KITCHEN BREAKFAST ROOM 18' 6" x 8' 10" (5.64m x 2.69m) Double glazed windows to rear, access to rear garden, tile effect laminate flooring, a range of wall and base units, breakfast bar area, housing for combi boiler, gas hob, electric oven, stainless steel sink and drainer, part wall tiling, integrated dishwasher and washing machine, space for fridge/freezer.

SEPERATE DINING ROOM 10' 5" x 9' 5" (3.18m x 2.87m) Having double glazed patio doors leading to the garden, wood effect laminate flooring and central heating radiator.

FIRST FLOOR

BEDROOM ONE 13' 2" x 12' 7" (4.01m x 3.84m) Double glazed window to front, central heating radiator and access to en suite.

EN SUITE Double glazed window to front, corner shower, wash hand basin and partly tiled walls.

BEDROOM TWO 12' 7" x 9' 10" (3.84m x 3m) Having double glazed window to rear, central heating radiator, fitted wardrobes.

BEDROOM THREE 9' 10" x 8' 3" (3m x 2.51m) Double glazed window to rear, central heating radiator, fitted wardrobe.



BEDROOM FOUR 9' 2" x 8' 3" (2.79m x 2.51m) Central heating radiator, double glazed window to front.

BATHROOM Having double glazed window to rear, tile effect laminate flooring and walls, shower over bath, tiled walls over bath, low level wc, wash hand basin and radiator.

OUTSIDE The garden has paved patio to fore and lawned area, side gated access, water tap, overlooking playing fields to the rear.

To the front is a driveway, partly block paved with landscaped area.

Council Tax Band C - Tamworth Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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