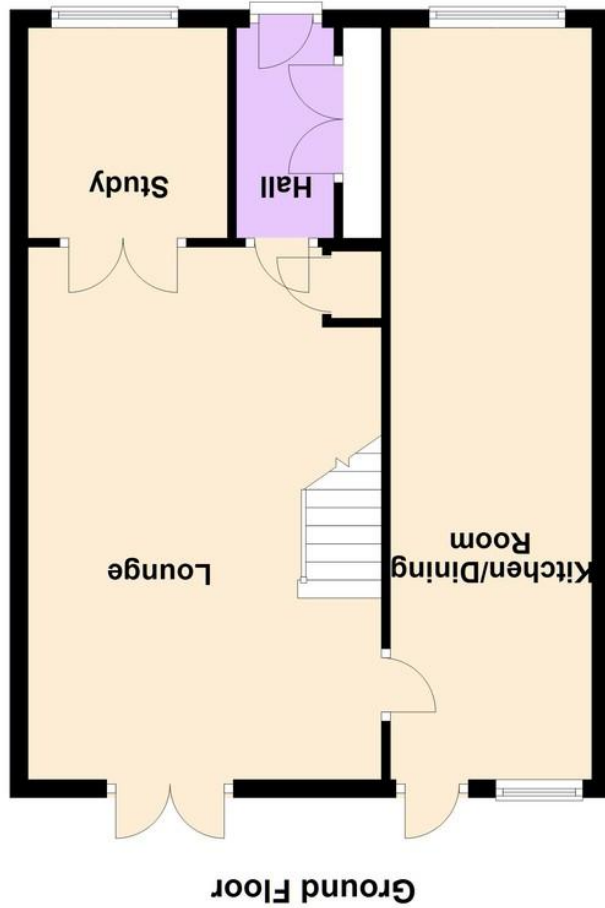
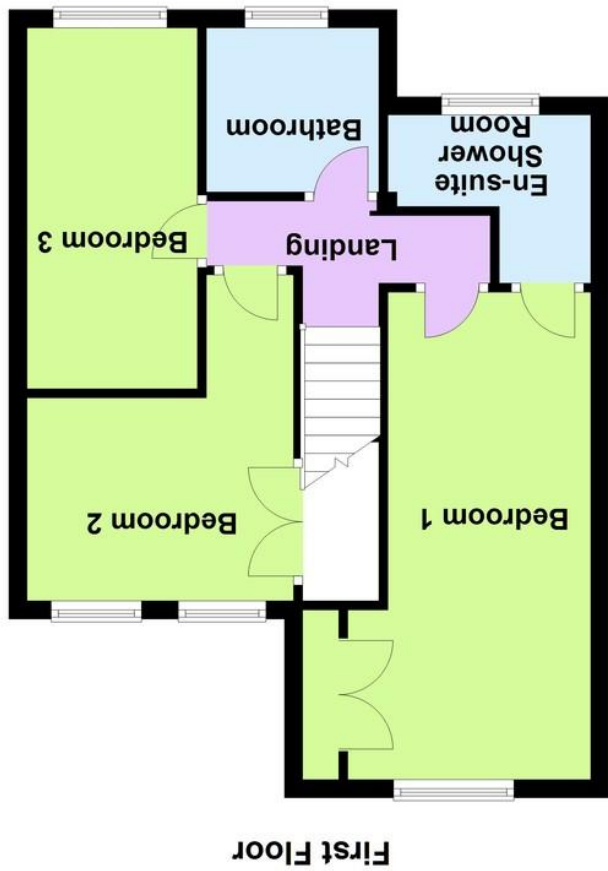


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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)



- EXTENDED SEMI
- THREE DOUBLE BEDROOMS
- EN SUITE TO MASTER
- LARGE KITCHEN DINER
- SPACIOUS LOUNGE
- OFFICE

Dace, Dosthill, Tamworth, B77 1NT

£280,000



## Property Description

Occupying a good position on this popular development this extended semi detached house has the advantage of an en suite shower room to compliment the family bathroom together with three bedrooms two having built in wardrobes. The ground floor incorporates a spacious extended lounge and extended dining kitchen together with a separate study to the front.

The property benefits from gas central heating and double glazing and is very well placed with regard to local schools for children of all ages, commuting via the surrounding road network and railway and well placed for amenities at Tamworth.

In more detail the accommodation comprises:-

**ENTRANCE HALL** With half glazed front door, cloaks cupboard.

**EXTENDED LOUNGE** 19' 4" x 12' 6" (5.89m x 3.81m) With two radiators, staircase leading off, storage cupboard, double glazed double French doors to garden, door to the kitchen and double doors leading into study.

**STUDY** 7' 9" x 7' 1" (2.36m x 2.16m) With double glazed window to front.

**EXTENDED DINING KITCHEN** 27' 5" x 7' 3" (8.36m x 2.21m) With two radiators, double glazed windows to the front and rear, exterior door to rear, units incorporating sink unit, base cupboards and drawers, tiled splash backs, wall cupboards, electric hob with extractor over, electric oven, fridge and freezer.

**FIRST FLOOR LANDING** With access to loft.

**BEDROOM ONE** 18' 2" x 7' 4" min 9' max (5.54m x 2.24m) With radiator, double glazed window to rear and built-in wardrobe.

**EN SUITE SHOWER ROOM**

With double glazed window, radiator, pedestal wash basin, low level wc, separate shower compartment with electric shower over.

**BEDROOM TWO** 7' 2" min x 9' 8" plus door recess (2.18m x 2.95m) With radiator, two double glazed windows to rear, built-in wardrobe.

**BEDROOM THREE** 13' 0" x 6' 2" (3.96m x 1.88m) With radiator, double glazed window to front.

**BATHROOM** Radiator, double glazed window, fully tiled, tiled bath with electric shower over, pedestal wash hand basin and low level wc.

**OUTSIDE** The property stands behind a full width block paved driveway with parking for a number of vehicles.

To the rear is an enclosed garden backing onto Cottage Farm Road with rear boundary wall, patio area, lawn, fencing and garden shed.

Council Tax Band B - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice available for EE, O2 and Vodafone and data available for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

**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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