



Whiting

Dosthill, Tamworth, Staffordshire, B77 1HP

£370,000

# Property Features

- Exceptional Detached Family Home
- Stunning Corner Plot
- Meticulous Double Storey Extension
- Open Aspect Breakfast Kitchen
- Wonderful Family Lounge
- Cosy Dining Room
- Main Bedroom With Dressing Room & En Suite
- Three Further Bedrooms
- Family Bathroom
- Attractive Rear Garden

## Full Description

Nestled in the heart of Dosthill and occupying a superb corner plot, this meticulously extended detached family home is the epitome of modern comfort and convenience. Ideally positioned close to a vast array of local amenities, this property offers an abundance of living space, making it perfect for family life.

### GROUND FLOOR

Upon entering via the side aspect, you are greeted by an incredible fitted kitchen. This space is adorned with a range of high-quality units, roll top working surfaces, and ample cupboard storage. The ground floor continues to impress with multiple reception areas, including a superb family lounge, a bright and inviting dining room, and a charming conservatory, providing versatile spaces for relaxation and entertainment. Additionally, the ground floor features built-in storage and a convenient guest cloakroom.

### ENTRANCE HALL

### LOUNGE

15' 1" x 11' 1" (4.62m x 3.38m)

### DINING ROOM

7' 8" x 12' 7" (2.35m x 3.85m)

### KITCHEN

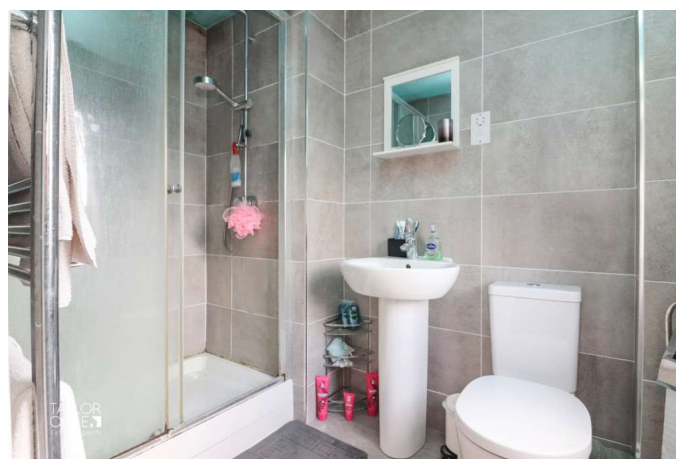
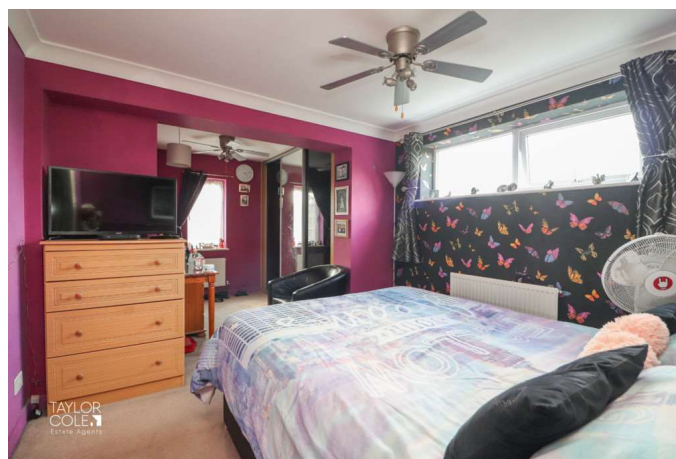
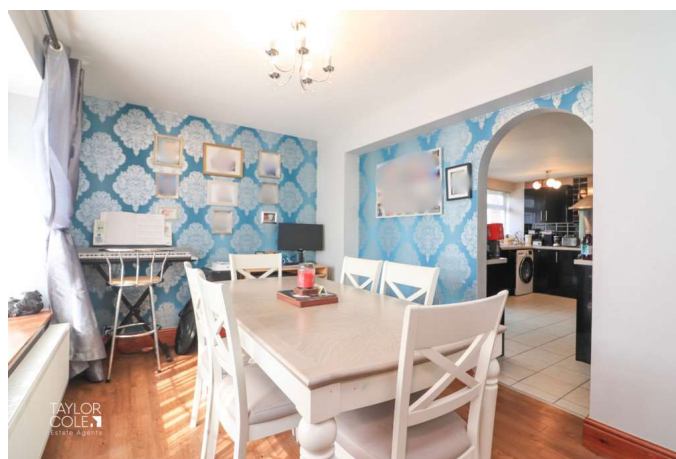
12' 8" x 15' 1" (3.87m x 4.62m (max))

### CONSERVATORY

9' 3" x 9' 7" (2.82m x 2.94m)

### GUEST CLOAKROOM

4' 0" x 4' 7" (1.22m x 1.40m)



## FIRST FLOOR

Upstairs, the home boasts three double bedrooms, each offering generous proportions to accommodate a range of freestanding bedroom furnishings. The main bedroom is particularly noteworthy, benefiting from a purpose-built dressing area and a luxurious en suite, thanks to a thoughtful double-storey extension. Bedrooms two and three are well-proportioned and offer plenty of space, while the fourth bedroom presents versatile accommodation options, perfect for a home office or nursery. The main family bathroom features a sleek three-piece suite, complete with a panelled bathtub with shower screen and fitment, a pedestal hand wash basin, and a close-coupled WC.



## BEDROOM ONE

9' 7" x 9' 0" (2.93m x 2.76m)

## DRESSING AREA

5' 3" x 7' 8" (1.62m x 2.35m)

## EN-SUITE

4' 6" x 7' 7" (1.39m x 2.33m)

## BEDROOM TWO

7' 8" x 10' 11" (2.35m x 3.35m)



## BEDROOM THREE

8' 11" x 8' 6" (2.73m x 2.60m)

## BEDROOM FOUR

5' 7" x 8' 7" (1.72m x 2.62m)

## BATHROOM

5' 6" x 4' 11" (1.68m x 1.50m)



## OUTSIDE

Stepping outside, the property continues to delight with an excellent composition of well-maintained lawns and slab-paved patios. These outdoor spaces provide a wonderful setting for external entertainment and relaxation, surrounded by mature shrubbery and evergreens that create a private and tranquil ambience. The garden is enveloped by brick-built boundaries, ensuring a secure and serene environment.

## GARAGE

## ANTI MONEY LAUNDERING

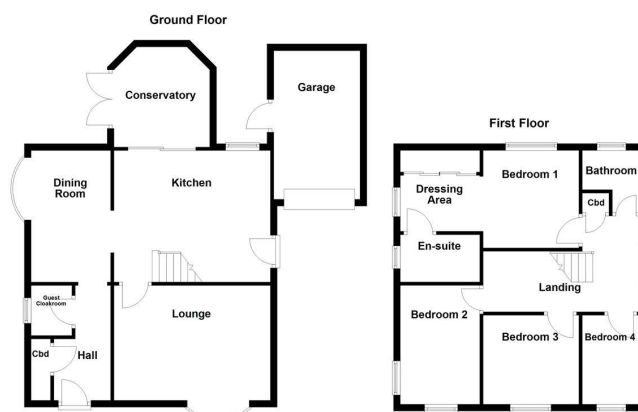
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements