



1 BLACKWOOD ROAD, DOSTHILL, TAMWORTH, STAFFORDSHIRE, B77 1JE

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

**1 Blackwood Road
Dosthill
Adjacent to Dosthill Park
Tamworth
Staffordshire
B77 1JE**

This super detached four bedroom family home is ideally positioned adjacent to local parkland and play area, with nature walks extending through towards Kingsbury Water Park.

This attractively presented and completely refurbished home enjoys a good size front driveway providing parking for numerous vehicles and a detached four car garage, currently divided into a two car garage with workshop behind.

The accommodation includes a welcoming reception hall with guest cloakroom. Access then leads through to a large, bright study, used by the current vendors as a library, which opens in the large, double aspect sitting room with feature exposed brick inglenook fireplace, (HETAS approved for a dual fuel burner). The bespoke kitchen offers a range of high quality, integrated appliances, within high-gloss base and wall units with solid oak worktops the same standard is carried through to the utility. The kitchen opens through to the dining room, which in turn leads into the stunning conservatory enjoying views of the gardens and wooded area to the side and rear. The conservatory can be accessed from both the dining and sitting room. To the first floor there is a spacious landing with a large window overlooking the gardens to the rear. The landing leads to four double bedrooms, the master suite enjoying a large, fully fitted dressing room and a beautiful ensuite shower room. To the second bedroom also has a dressing area off with a further ensuite shower room. The luxury family bathroom completes the accommodation to the first floor.

The outside offers considerable life style choices, to the side of the detached garage is a large area (currently used as a wood store), but could easily be reconfigured as storage space for a caravan or mobile home. Adjacent to the side of the house there is a large vegetable plot and fruit bed, poly tunnel, shed and greenhouse (GH available under separate negotiation).



This leads through to the rear garden and the bark chipped children's play area and child's raised vegetable bed. The gardens to the rear provide privacy and are split, creating a large, fenced, gravel and stone courtyard and seating area. A gate opens to a lawned garden with a Summer House which has been fitted out creating a further solace in which to enjoy a hobby.

This wonderful and versatile home sits on its own, adjacent to a peaceful wooded area and has the added benefit of being within a three minute walk to a young children's play area and nursery, an ideal position for a family of any age to enjoy.

**Paul Carr Exclusive & Rural Homes invite you
to view this wonderful home through our Four
Oaks Office**

**On 0121 308 5511 or
sales@exclusiveandruralhomes.co.uk**

All measurements are in metric with imperial in brackets:

Ground Floor Accommodation

Reception hall

Library 3.29 x 2.27 (10'9" x 7'5")

Lounge 7.37 x 4.55 (24'2" x 14'11")

Breakfast kitchen

5.41 x 3.93 max 2.84 min (17'9" x 12'11" max 9'4" min)

Separate utility room

Dining room 4.06 x 3.3 (13'4" x 10'10")

Conservatory 6.66 x 3.69 (21'10" x 12'1")

Guest w.c.

First Floor Accommodation

Master bedroom 4.46 x 3.15 (14'7" x 10'4")

Dressing room 3.62 x 3.37 (11'10" x 11'1")

En-suite

Bedroom two 4.56 x 2.86 (14'11" x 9'4")

En-suite

Bedroom three 3.62 x 3.52 max 2.77 min
(11'10" x 11'6" max 9'1" min)

Bedroom four 2.86 x 2.4 (9'4" x 7'10")

Family bathroom 3.21 x 1.78 (10'6" x 5'10")

Outside

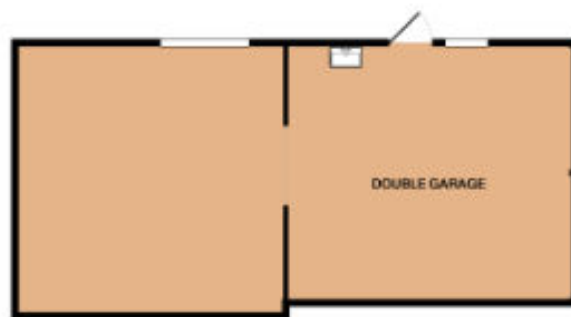
Detached double garage

11 max 5.3 min x 5.37 max 5.12 min
(36' max 17'5" min x 17'7" max 16'9" min)





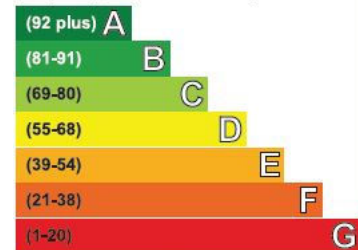
1ST FLOOR
APPROX. FLOOR
AREA 953 SQ. FT.
(88.3 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1876 SQ. FT.
(174.2 SQ. M.)

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
72	79

The floorplan is for illustrative purposes only and not to scale. X001403/PB/EH/PC02 Date: 10/2/16



Nearby Schooling

Dosthill County Primary School
High Street, Dosthill

Wilnecote High School
Tinkers Green Road, Wilnecote

Two Rivers School
Torc Campus, Silver Link Road, Tamworth

Tenure

We can confirm that the property is freehold

Council Tax Band

We can confirm that the tax band is E payable to
Tamworth Council

Fixtures & Fittings

All fixtures fittings, carpets and curtains are available by
separation negotiation.

The arrow highlights the position of the property along Blackwood Road



15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA
Email: erh@paulcarrestateagents.co.uk
Tel: 0121 308 5511

www.paulcarrestateagents.co.uk



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