



**Ascot Drive
Dosthill
Tamworth
B77 1QP**

Offering for sale an impressive four bedroomed detached home located in Dosthill.

The property must be viewed to be fully appreciated.

Asking price £409,950

Exclusive Town & Country Homes

51 Ascot Drive, Dosthill, Tamworth, Warwickshire, B77 1QP

Offering for sale an impressive four bedroomed detached property having a double garage. Located on Ascot Drive. The property has been updated to provide fantastic kitchen, dining open plan seating area including a recently fitted Oak staircase and solid wooden doors throughout. Air source heat pump central heating which is more eco friendly and energy efficient and cost saving.

Must be viewed to be fully appreciated.

The accommodation comprises briefly of:

- * Entrance hallway with Oak staircase *
- * Downstairs w.c. *
- * Lounge *
- * Re-configured kitchen, dining and open plan sitting area *
- * first floor landing *
- * Family shower room *
- * Master bedroom with dressing area and en-suite shower room *
- * Three further bedrooms all with fitted wardrobes *
- * Double glazing *
- * Central heating * (see paragraph under services)
- * Front garden *
- * Side driveway *
- * Double garage *
- * Enclosed rear garden *

The accommodation comprises in further detail:

ASKING PRICE £409,950

TO THE GROUND FLOOR

TILED CANOPY PORCH

ENTRANCE HALLWAY

Via Upvc double glazed entrance door, having side double glazed window, wood effect laminate flooring, radiator, new Oak staircase and balustrade off to first floor, under stairs storage cupboards, radiator and ceiling coving surrounding.

RE-FITTED DOWNSTAIRS W.C

Having a continuation of laminate flooring, w.c, with enclosed cistern, wash basin set over vanity cupboard, wall mounted towel rail and double glazed window.

RE-FITTED KITCHEN/DINER AND OPEN PLAN SEATING AREA 19'4" x 10'8" 9'4" min (5.9 x 3.27 2.86 min)

A fantastic family space which has been up-dated by the current owners to make and must be viewed to be fully appreciated, comprising of, wood effect laminate flooring throughout, ceiling coving surround, two radiators, two double glazed windows to the front, rear double glazed window, wooden work surfaces, range of base cupboards and drawers, low level oven with induction hob. Stainless steel splashback and extractor over, integral dishwasher, integrated fridge freezer, full height larder unit, space for washing machine, space for dryer, ceiling down lighters, range of wall cupboards. Open plan into seating area having a continuation of laminate flooring, double glazed boxed bay window with full height window and double glazed French doors which lead out on to garden. Ceiling coving surround and multipaned connecting French doors through to lounge.

LOUNGE 19'4" x 11'3" (5.9 x 3.44)

Having two double glazed windows to the front, double glazed rear French doors and side double glazed window, ceiling coving, radiator, stone fire surround and hearth, marble effect insert and electric fire inset.

TO THE FIRST FLOOR



LANDING

Having Oak bannister, loft access, fitted airing cupboard.

MASTER BEDROOM 11'8" x 11'8" (3.57 x 3.57)

Having double glazed rear window, radiator, archway leading into dressing area with radiator, double glazed window, two large double fitted wardrobes and doorway off to en-suite shower room.

EN-SUITE SHOWER ROOM

Having double glazed window, tiled flooring, panelled walls and closed shower cubicle with power shower with waterfall head and detachable head, extractor, wall mounted towel rail, wash basin set over vanity cupboard, fitted vanity storage and w.c.

BEDROOM NO 2 9'5" x 10'8" (2.88 x 3.26)

Having double glazed window to the rear, radiator and double fitted wardrobe.

BEDROOM NO 3 8'9" x 8'3" (2.67 x 2.53)

Having two double glazed windows to the front, radiator and fitted wardrobe.

BEDROOM NO 4 8'5" x 6'9" (2.57 x 2.07)

Having double glazed window to the rear, radiator and fitted single wardrobe.

FAMILY SHOWER ROOM

Having double glazed window, w.c, wash basin set over vanity cupboard, towel rail, large walk in double shower and ceiling down lighters.

TO THE EXTERIOR

To the front of the property there is a gravelled frontage with a side driveway in front of the double garage. Planted borders and paved pathway leading to entrance door.

DOUBLE GARAGE

Having two up and over doors, power and lighting and exterior leading to garden.

To the rear there is a delightful enclosed rear garden having a paved patio area to the rear of the property with side gated access to the front, lawn, side gravelled patio space, further decked patio area at the top of the garden. Hard standing for shed. The air source heat pump is located on the patio at the rear of the property.

GENERAL INFORMATION

SERVICES

We understand all main services are connected. Ecodan air source heat pumps are designed to provide a home with reliable, trouble free renewable heating and hot water, energy efficient and ultra quiet (further information available upon request)

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

We understand this property is Council Tax Band "E". However, this should be verified by any intending purchaser.

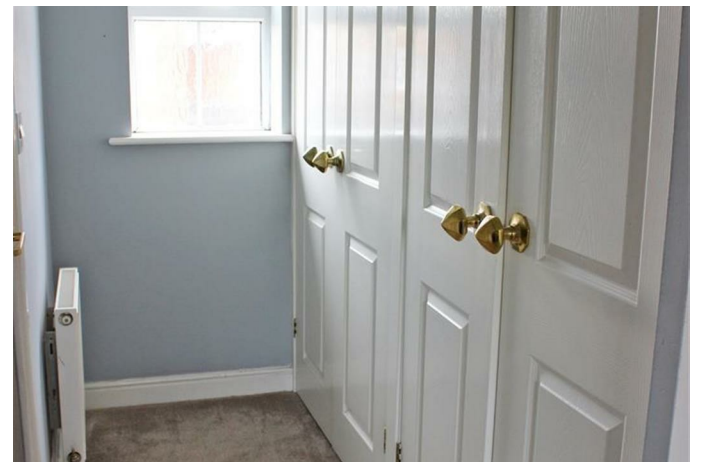
DISCLAIMER

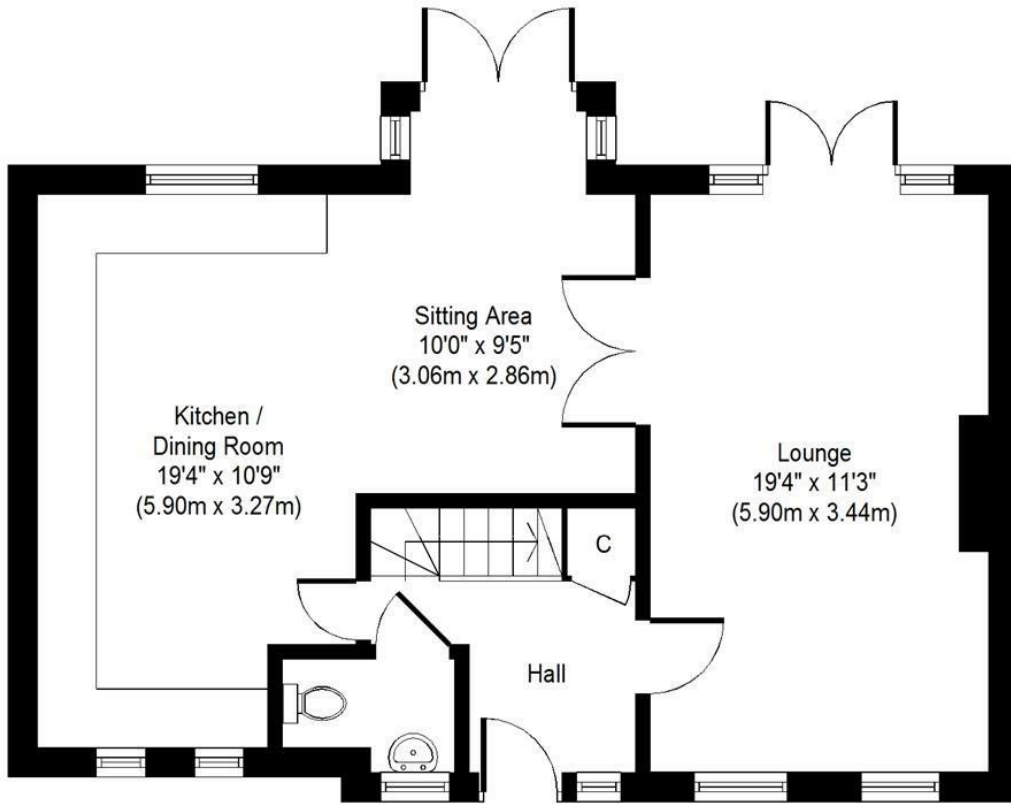
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

FIXTURES AND FITTINGS

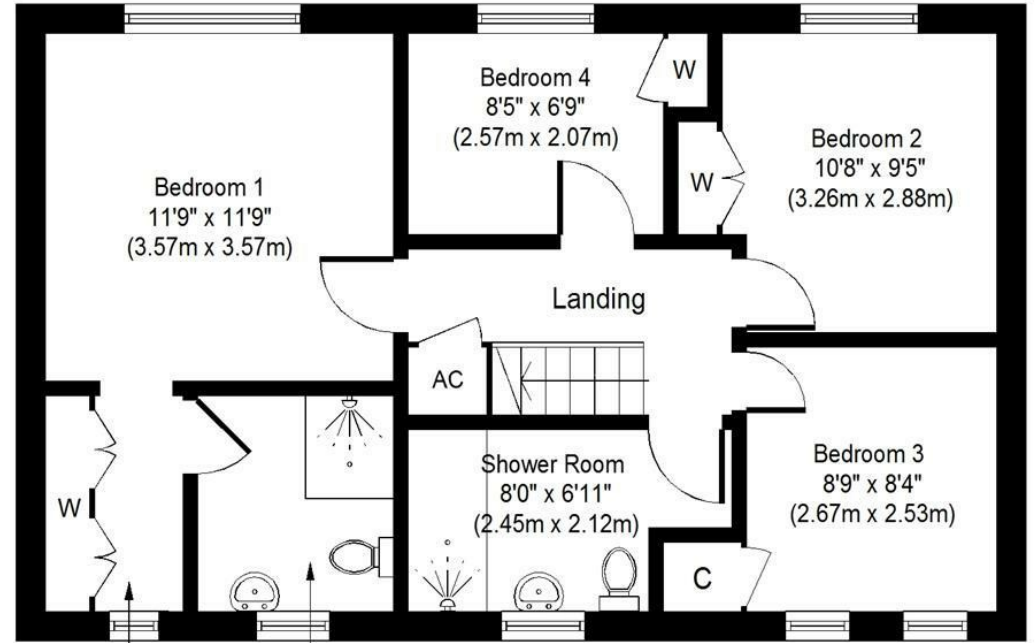
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.







Ground Floor
Approximate Floor Area
623 Sq. ft.
(57.9 Sq. m.)



First Floor
Approximate Floor Area
616 Sq. ft.
(57.2 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2020 | www.houseviz.com

