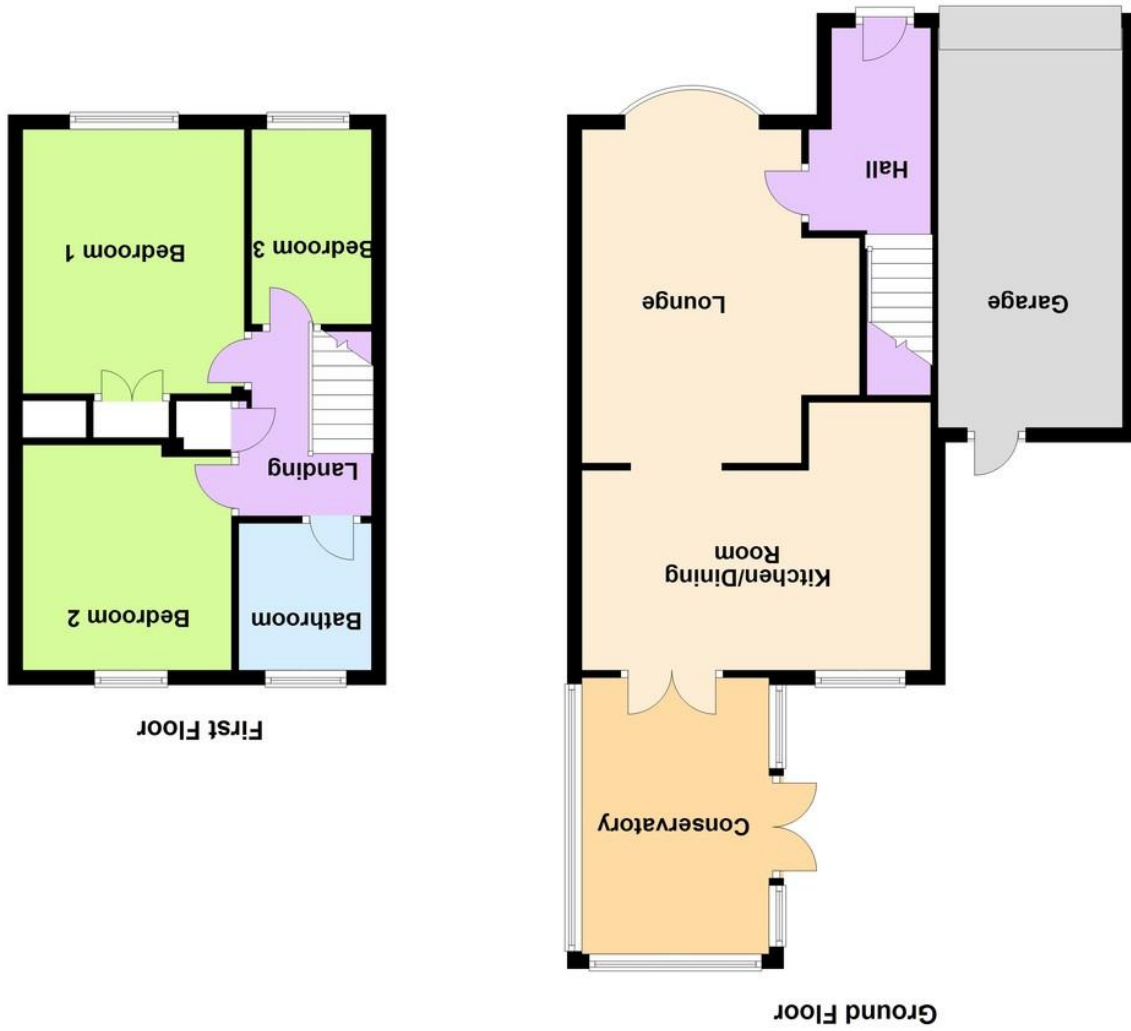
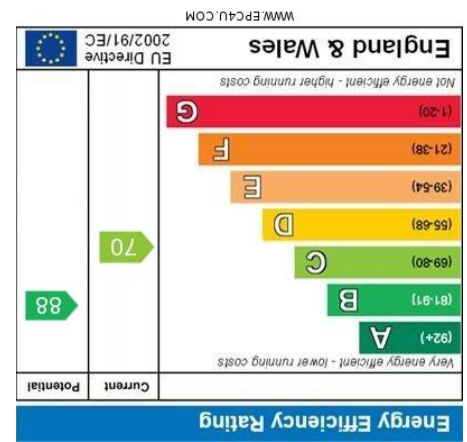


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing  
 if 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)



- Three bed detached house
- No Upward Chain
- Central heating and double glazing
- Large conservatory
- Spacious dining kitchen
- Driveway and parking

Manta Road, Dosthill, Tamworth, B77 1PE

£255,000

## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Having the advantage of no upward chain this pleasantly presented three bedroom detached house is well located with regard to local schools, shops and very well placed for the commuter via road and rail.

Having the advantage of gas central heating and double glazing the property features a spacious fitted dining kitchen and large conservatory. Viewing is recommended of the accommodation which in more detail comprises:-

**ENTRANCE HALL** With double glazed front door, radiator, staircase leading off.

**LOUNGE** 14' 11" x 12' 5" max (4.56m x 3.80m) With double glazed bow window to front, radiator, electric fire and feature surround, archway leading to dining kitchen.

**DINING KITCHEN** 8' 10" min x 14' 10" plus recess (2.71m x 4.53 m) With tiled flooring, radiator, double glazed window, units incorporating stainless steel sink unit, base cupboards and drawer units, wall cupboards, integrated appliances including gas hob with extractor over, electric double oven, fridge, freezer, wine store, splash backs to work surfaces, double glazed double doors leading to conservatory.

**CONSERVATORY** 12' 4" x 8' 4" (3.78m x 2.55m) With double glazed windows and double glazed double doors to side.

**FIRST FLOOR LANDING** With double glazed window, balustrade with wrought iron infill and airing cupboard.

**BATHROOM** With radiator, double glazed window, low level wc, panelled bath with electric shower and screen over, pedestal wash basin, tiled splash backs.

**BEDROOM ONE** 12' 1" x 9' 3" (3.69m x 2.83m) With radiator, double glazed window to front and built-in wardrobes.

**BEDROOM TWO** 9' 11" x 8' 10" (3.04m x 2.70m) With radiator, double glazed window to rear and built-in wardrobe.

**BEDROOM THREE** 9' 2" x 6' 0" (2.80m x 1.84m) With radiator, double glazed window, bulk head storage cupboard and high level fitted bed unit (if required).

**GARAGE** 18' 0" x 8' 3" (5.49m x 2.53m) With up and over door, rear door, wall mounted combination gas fired central heating boiler, cold water tap, plumbing for washing machine.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** The house stands behind a wide block paved driveway with parking for several vehicles and access to the garage.

To the right hand boundary is gated access through to the rear where there is an enclosed garden with paved patio area, decking, lawn, bark areas and fenced boundaries.

**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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