



Slingsby, Dosthill, Tamworth

Asking Price £425,000

- Detached Family Home
- Completely Renovated Throughout to High Standard
- Off Street Parking
- Stunning Bathroom + En-Suite
- EPC Rating C
- No Upward Chain
- Kitchen + Utility + D/S WC
- Landscaped Rear Garden
- Freehold
- Council Tax Band E

15 Slingsby, Tamworth B77 1JS

Calders are delighted to bring to the market this completely renovated four bedroom detached family home in Dosthill, Tamworth. The property offers versatile living accommodation and has been finished to a high standard throughout with a range of high quality fixtures & fittings. Situated towards the end of a cul de sac with direct access onto the River Tame and the nearby Dosthill Park.

Entering into the hallway there is access into the lounge and stairs to the lounge. The lounge has a bay window to the front and double doors that open up into the kitchen diner that has a range of fully integrated appliances including a double oven, hob, extractor fan, dishwasher and an American style fridge/freezer. Off the dining area there are bi-fold doors onto the rear patio and off the kitchen area there is access to the utility room, downstairs WC and a store room with electric up & over door.

To the first floor there are two double bedrooms, two single bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin with light up mirror. The main bedroom benefits from built in wardrobes and an en-suite shower room.

To the front there is off street parking for two/three vehicles and to the rear there is a landscaped garden with a patio that runs the full width of the property and fenced boundaries.

*Please note that the garden photos have been virtually staged with a fake lawn but the vendor is planning on laying turf.



Council Tax Band: E





Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

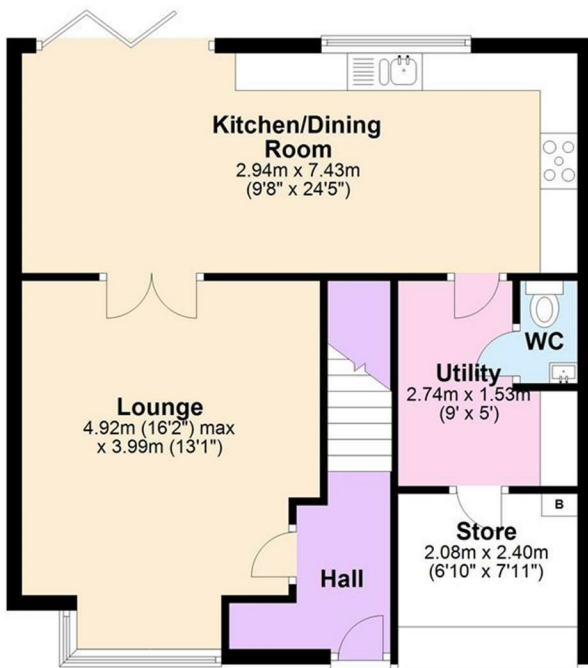
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

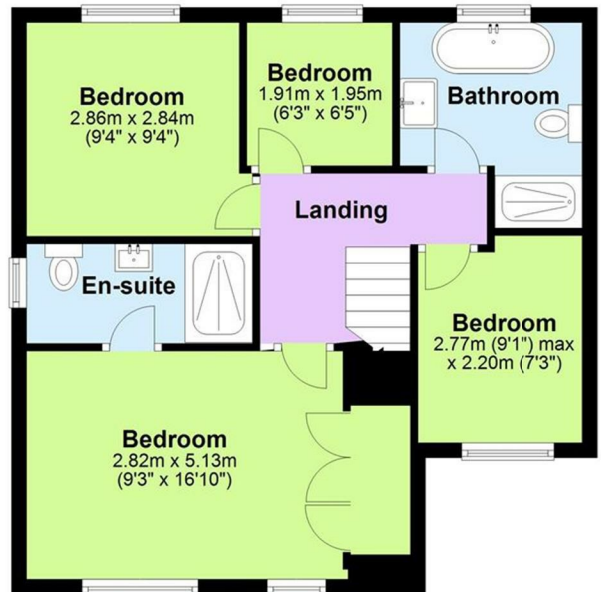
Ground Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Total area: approx. 108.5 sq. metres (1167.8 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and