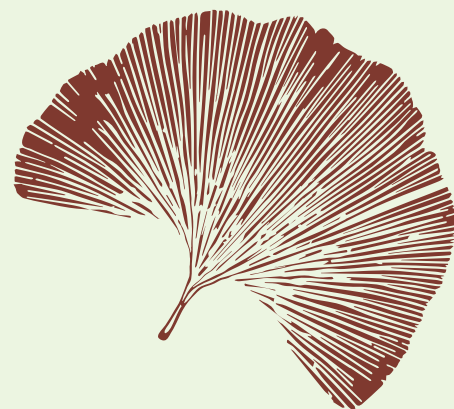




You will always *love* being home

Beautiful homes in a private retreat.

This collection of meticulously designed homes offers truly comfortable, eco-friendly living, with panoramic views at the rear of the development.



Each home boasts a high standard of specification and build quality, featuring luxury details by Mullion Stone, along with an air-source underfloor heating system that could lead to overall reductions in heating bills while minimizing environmental impact.

The homes are available in two, three, and four-bedroom configurations. Each property offers spacious ground-floor living areas with a full-width, open-plan living/dining/kitchen space, designed to a high standard and complemented by a separate lounge and downstairs cloakroom.



Four-bedroom plots feature an en-suite principal bedroom and a family bathroom with quality tiling, with the option to convert the 4th room into a study.

Paul Carr Land & New Homes is delighted to sell on behalf of Black Forest Homes, a bespoke independent house builder committed to delivering excellence and comfort.





## Property details

### PLOT 1

4 bedroom detached  
Single integral garage

### PLOT 2

3 bedroom detached  
Two parking spaces

### PLOTS 3 & 4

2 bedroom semi-detached  
Two parking spaces each

### PLOT 5,6 & 7

4 bedroom detached  
Single integral garage



Black Forest Homes

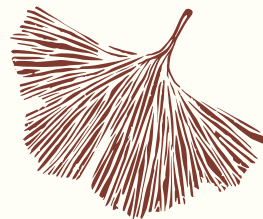






## Discover the best of *Dosthill, Tamworth living!*

Experience all the benefits of life in Dosthill, located just two miles from the vibrant market town of Tamworth. The town center is a shopper's paradise, featuring popular retail hubs like Ventura Business Retail Park and Ankerside Shopping Centre, with stores such as the new Marks & Spencer, Next, and Boots. Dining options are extensive with a wide selection of restaurants to suit every taste.



Tamworth, once the historic capital of England, provides residents with an abundance of entertainment and leisure venues right on their doorstep. The town boasts the renowned Snowdome, the UK's largest indoor real-snow ski slope, where visitors can enjoy skiing, sledging, and a variety of winter activities. Tamworth's 900-year-old castle hosts numerous events and historical reenactments, adding a touch of history and culture to the area. For family fun, Drayton Manor—one of the UK's premier theme parks—is just a short drive away, making Dosthill an ideal location for those seeking convenience, culture, and adventure.







# Specification

## Externals

### Construction

Traditional brick and block

### Brickwork

Carlton ridings gold antique

### Roof coverings

Sandtoft 20/20 tuscan clay tiles

### External doors

Coloured composite front door

### Stone work

Mullion stone headers sil's

### Garage door

Steele side opening door

### Paths and patios

Velencia jet bone – off white  
smooth porcelain tile

### Private driveways

Block paved

### Rear gardens

Turfed

### External water tap

Fitted to house

### Site roads

Tarmac

## Internals

### Internal doors

Oak coloured doors

### Window frames

Double glazed UPVC flush  
casement windows with  
georgian bars

### Ironmongery

Brushed brass and  
polished chrome

### Walls and floor tiles

Porcelain tiles and LTV flooring

### Electrical

- LED downlights to kitchen  
and bathrooms
- External lights to front  
and rear
- Mains operated smoke  
detectors

### TV

Cat 6 data to living room and  
all bedrooms

### Plumbing and heating

- Air source heat pumps
- Downstairs underfloor  
heating and radiators  
throughout the upstairs

### Kitchen

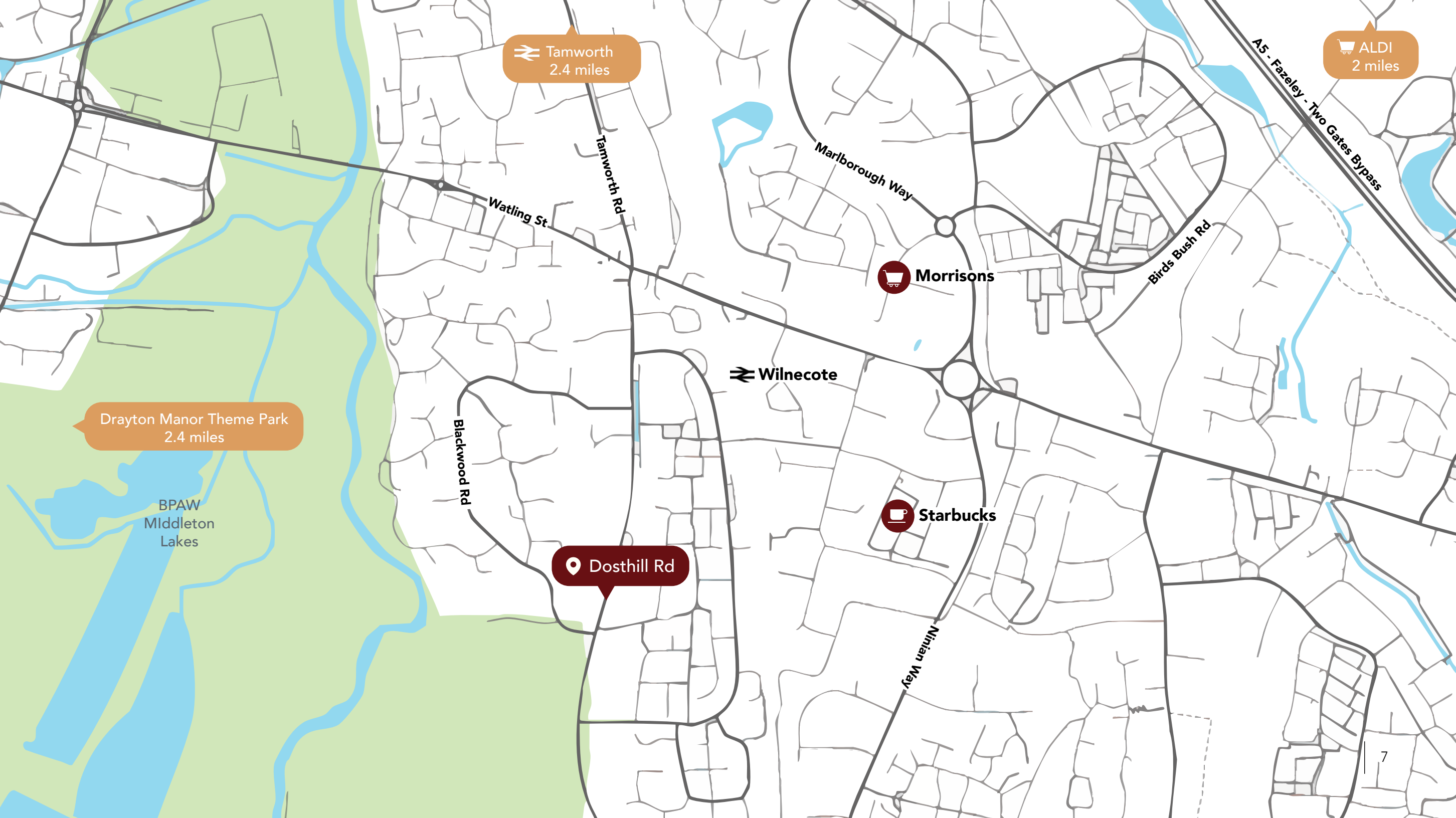
- Bespoke kitchen designs  
with integrated oven,  
induction hob, hood and  
dishwasher
- 3 in 1 taps in kitchen



10 year structural warranty  
in partnership with ICW







➡ Tamworth  
2.4 miles

🛒 ALDI  
2 miles

Drayton Manor Theme Park  
2.4 miles

BPAW  
Middleton  
Lakes

Watling St

Tamworth Rd

Marlborough Way

Birds Bush Rd

A5 - Fazeley - Two Gates Bypass

Blackwood Rd

Ninian Way

🛒 Morrisons

☕ Starbucks

📍 Dosthill Rd

➡ Wilnecote



Plot 1





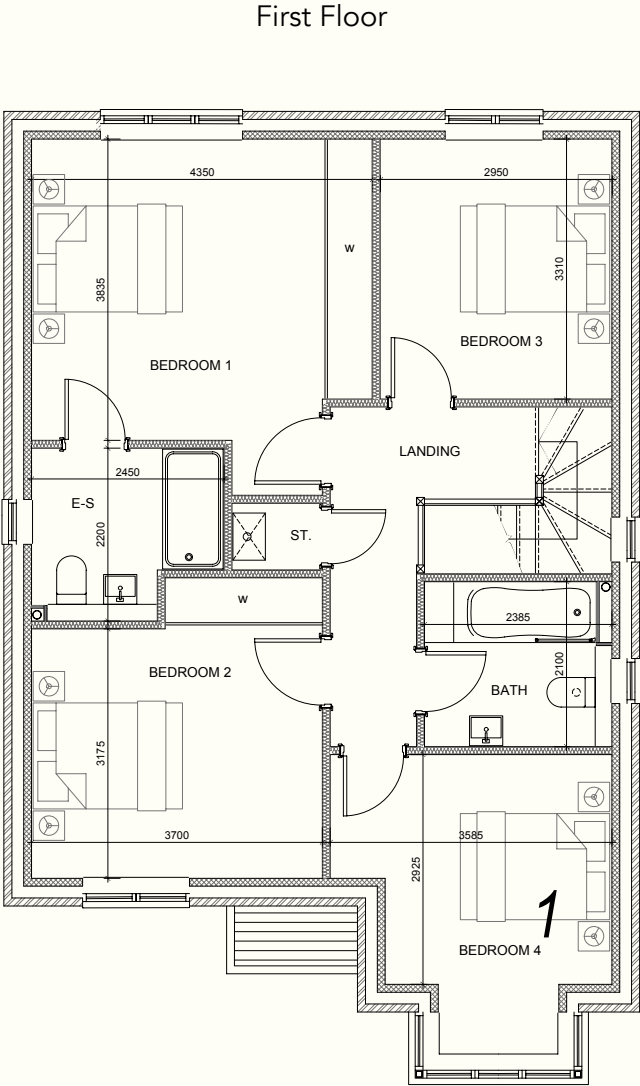
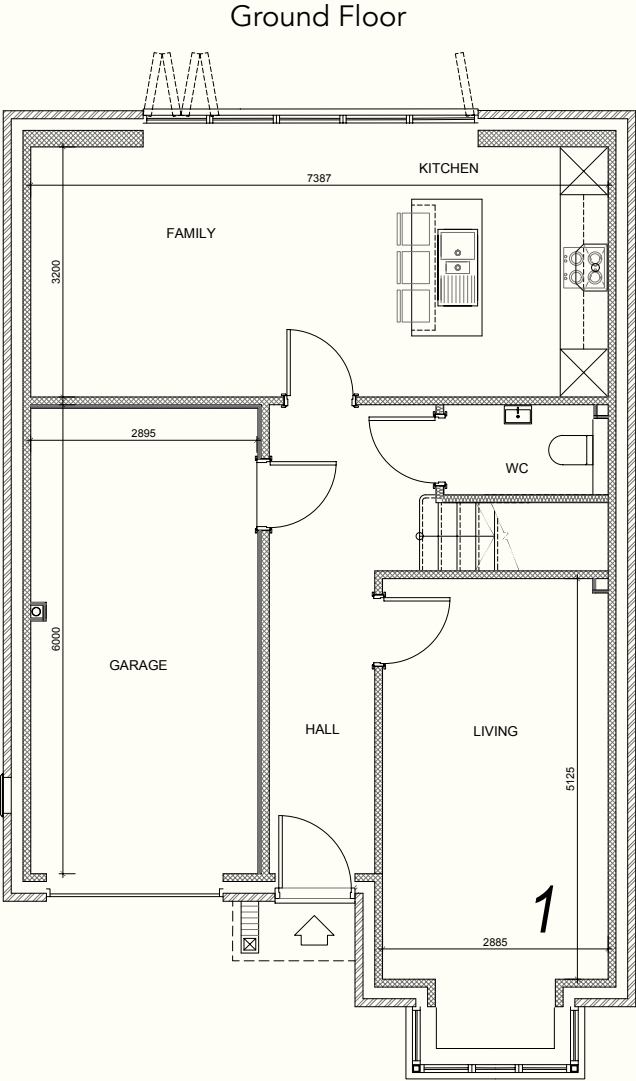
# Plot 1

**GROUND FLOOR**

Living Room	5.1m x 2.9m
Kitchen/Dining/Family Room	7.4m x 3.2m

**FIRST FLOOR**

Bedroom One	4.3m x 3.8m
En-suite	2.5m x 2.2m
Bedroom Two	3.7m x 3.2m
Bedroom Three	3.3m x 3.0m
Bedroom Four	3.6m x 2.9m
Family Bathroom	2.4m x 2.1m









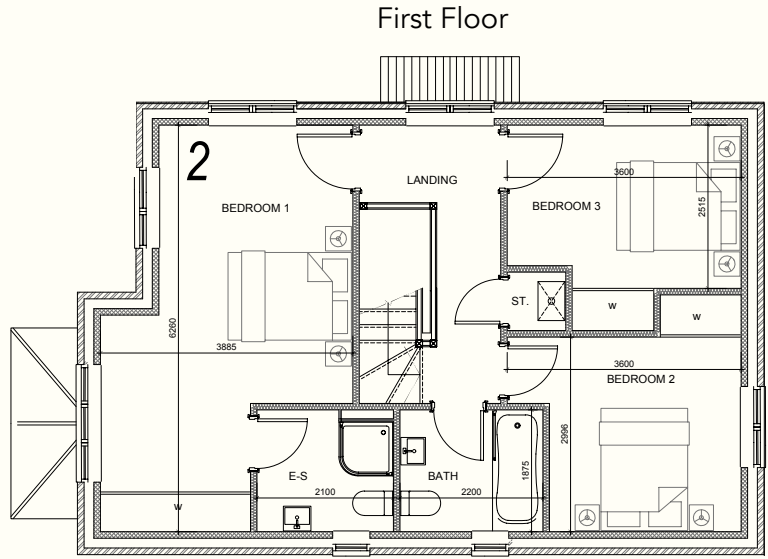
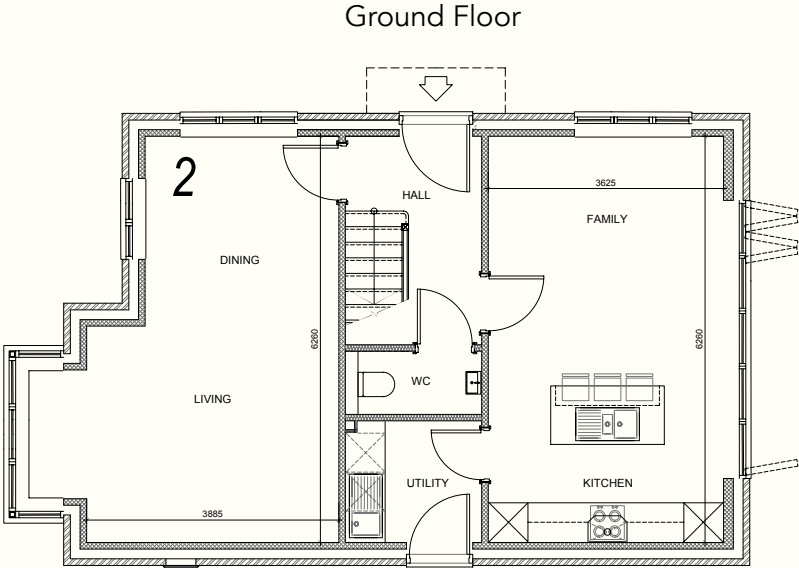
# Plot 2

**GROUND FLOOR**

Living/Dining Room	6.3m x 3.9m
Kitchen/Family Room	6.3m x 3.6m

**FIRST FLOOR**

Bedroom One	6.3m x 3.9m
En-suite	2.1m x 1.9m
Bedroom Two	3.6m x 3.0m
Bedroom Three	3.6m x 2.5m
Family Bathroom	2.2m x 1.9m





# Plot 3 & 4

## GROUND FLOOR

Living Room/Kitchen 8.5m x 4.3m

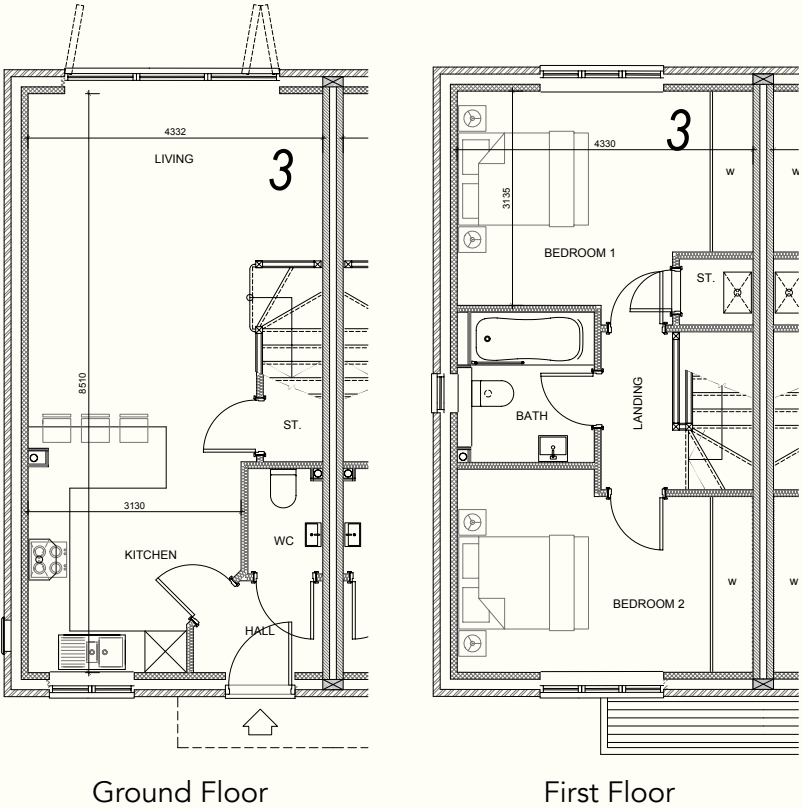
## FIRST FLOOR

Bedroom One 4.3m x 3.1m

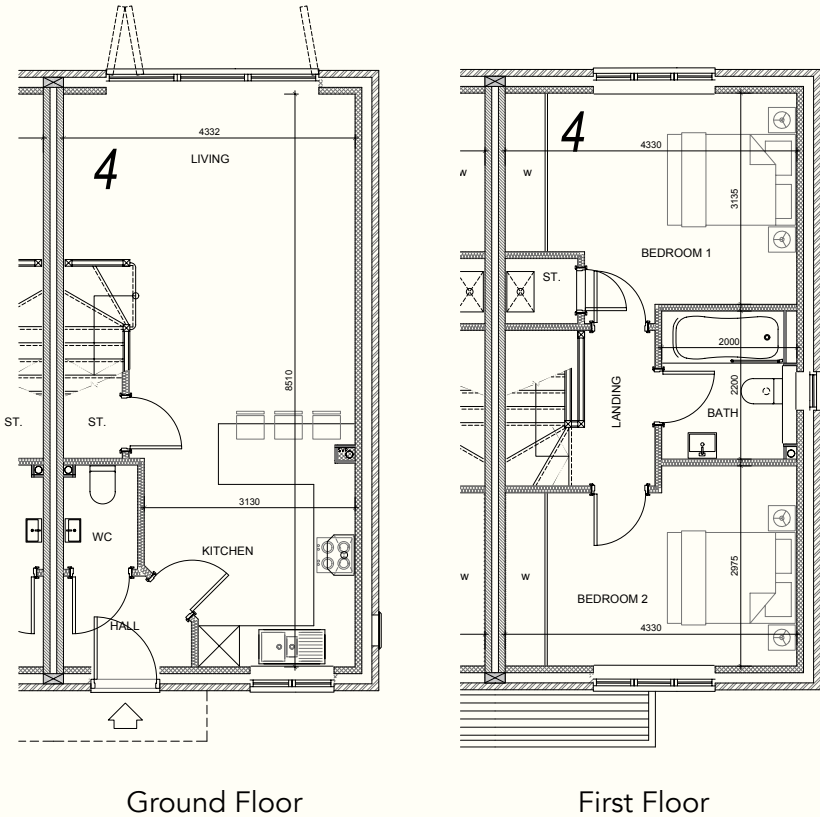
Bedroom Two 4.3m x 3.0m

Family Bathroom 2.2m x 2.0m

PLOT 3



PLOT 4









# Plot 5,6 & 7

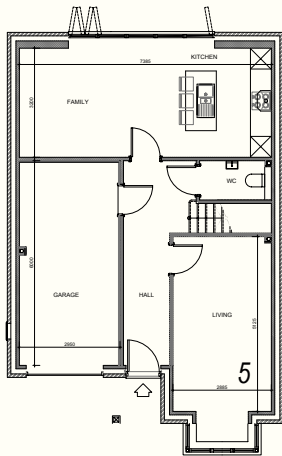
## GROUND FLOOR

Living Room	5.1m x 2.9m
Kitchen/Dining/Family Room	7.4m x 3.2m

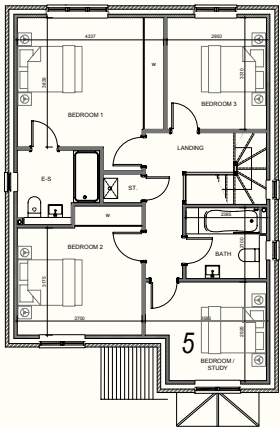
## FIRST FLOOR

Bedroom One	4.3m x 3.8m
Bedroom Two	3.7m x 3.2m
Bedroom Three	3.3m x 3.0m
Bedroom/Study	3.6m x 2.9m
Family Bathroom	2.4m x 2.1m

PLOT 5

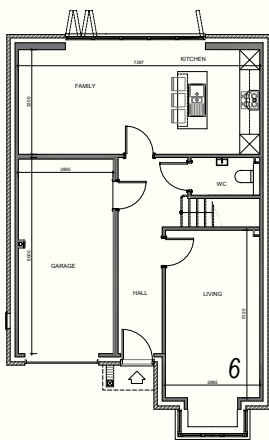


Ground Floor

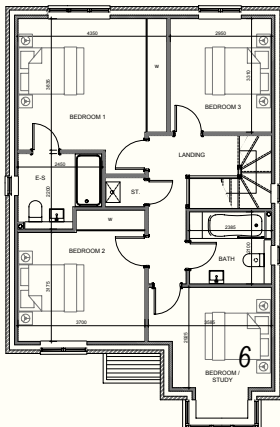


First Floor

PLOT 6

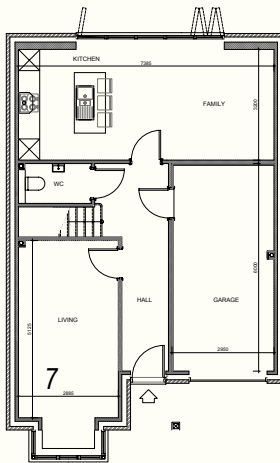


Ground Floor

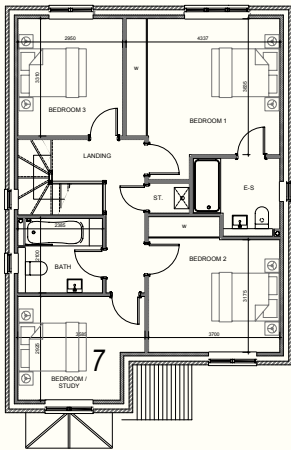


First Floor

PLOT 7



Ground Floor



First Floor



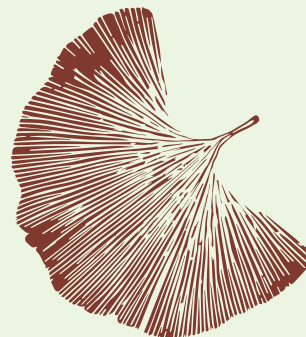
## Comprehensive transport links

Transport links are first-class, with rail and bus services providing regular access to Birmingham, Lichfield, and London City. Both Wilnecote train station and Tamworth station are close at hand, with travel times of just 1 hour 30 minutes to London and 18 minutes to Birmingham. By car, the M6 Toll and the A38 provide easy access to Birmingham, Sutton Coldfield, and Lichfield, along with the wider motorway network.



## Excellent schooling for all age groups

For a small market town, Tamworth is well served by several primary and secondary schools, including Moorgate Primary Academy and Landau Forte Academy QEMS. Tamworth is also home to South Staffordshire College, making it a popular choice for parents.







Black Forest  
Homes



**For further enquiries about our homes please contact:**  
Paul Carr on 0121 353 9200 / [sales@paulcarrlandandnewhomes.co.uk](mailto:sales@paulcarrlandandnewhomes.co.uk)  
You can also view the listing on [paulcarrestateagents.co.uk](http://paulcarrestateagents.co.uk)