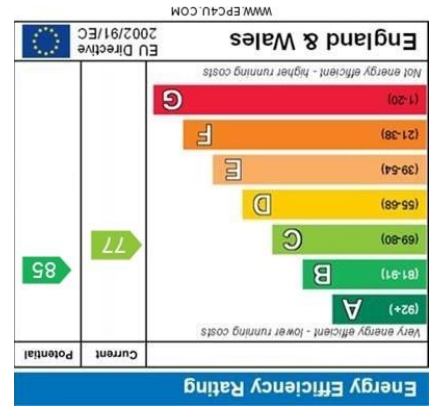


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE
 Total area: approx. 1909.6 sq. feet



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



- SITUATED OFF BLACKWOOD ROAD
- PRIME DOSTHILL LOCATION
- FOUR DOUBLE BEDROOMS
- TWO EN SUITES
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN FAMILY DINING

3 Tilbury, off Blackwood Road,
 Dosthill, Tamworth, B77 1GD

Asking Price Of £585,000



Property Description

Exceptional four bedroom, three bathroom, detached family home. Perfectly positioned on a private road with electronic remote security bollards protecting the impressive driveway and foregarden, this outstanding property has to be viewed. Located within the much sought after Blackwood road estate with easy access to all commuter routes and excellent local schools the property in brief comprises; entrance hall, ground floor WC, open plan family room with kitchen and lounge areas, living room, garage, four bedrooms, two en-suite shower rooms and a family bathroom. To the rear is an enclosed garden with patio area, lawn and mature borders

ENTRANCE HALLWAY

LIVING ROOM 13' 0" x 17' 3" (3.96m x 5.26m) Carpeted flooring, double glazed window to rear, power points and radiator.

KITCHEN AREA 13' 0" x 11' 8" (3.96m x 3.56m) Open plan into the family area, ceramic tiled flooring, range oven, integrated dishwasher, integrated fridge freezer, wall and base units, sink and drainer, double glazed window to rear and double doors to garden.

FAMILY AREA 19' 7" x 12' 8" (5.97m x 3.86m) Open plan into the kitchen area, ceramic tiled flooring, double doors to garden, double glazed window to side, power points and radiator.

DOWNSTAIRS WC Low flush WC, hand wash basin, radiator and wood effect flooring.

GARAGE 20' 7" x 9' 9" (6.27m x 2.97m) Full sized garage with up and over garage door. There is a utility area with tiled flooring and plumbing for washing machine and space for a tumble dryer. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

PRINCIPAL BEDROOM 10' 10" x 13' (3.3m x 3.96m) Carpeted flooring, double glazed window to front, built in wardrobes, radiators and power points.

EN SUITE Ceramic tiled flooring, double glazed window to side, hand wash basin, low flush WC, part tiled walls, walk in shower, heated towel rail, down lighting.

BEDROOM TWO 10' 0" x 9' 6" (3.05m x 2.9m) Carpeted flooring, double glazed window to front, built in wardrobe, power points and radiator.



BEDROOM THREE 10' x 10' (3.05m x 3.05m) Carpeted flooring, double glazed window to rear, built in wardrobe, power points and radiator.

BEDROOM FOUR 10' 5" x 10' (3.18m x 3.05m) Carpeted flooring, double glazed window to rear, built in wardrobe, power points and radiator.

EN SUITE Ceramic tiled flooring, low flush WC, hand wash basin, part tiled walls, walk in shower, down lights and heated towel rail.

FAMILY BATHROOM 6' 2" x 8' 10" (1.88m x 2.69m) Bath, part tiled walls, hand wash basin, low flush WC, double glazed window to rear, down lights and heated towel rail.

Council Tax Band F - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 19 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Networks in your area - Openreach

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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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444

