



Arkle

Dosthill, Tamworth, B77 1NE

£380,000

Property Features

- Charming Detached Family Home
- Welcoming Entrance Hall
- Spacious Lounge & Dining Room
- Attractive Kitchen
- Breakfast Room & Utility Room
- Main Bedroom & En Suite
- Three Further Bedrooms
- Stunning Rear Garden
- Highly Sought After Location
- Freehold & Close to Schooling

Full Description

Nestled within a sought-after residential development, this charming and spacious detached family home offers a superb blend of comfort and convenience. With excellent proximity to local schools and commuter links, this property provides a generous footprint with ample potential throughout.

GROUND FLOOR

Upon entering, you are greeted by a warm and welcoming entrance hall that sets the tone for the inviting ambience found throughout the home. The ground floor boasts multiple reception areas, including a well-proportioned family lounge that provides ample space for a variety of furnishings. The lounge flows seamlessly into an adjacent dining room, where French doors open out to the rear garden, making it an ideal space for gatherings and entertaining.

The kitchen is both attractive and functional, featuring a matching range of units, roll-top work surfaces, and a complementary tiled splashback. An open archway connects the kitchen to a cosy breakfast room, which is enhanced by additional matching units and includes access to a purpose-built utility room and the rear garden. A convenient guest cloakroom completes the ground floor accommodation.

FAMILY LOUNGE

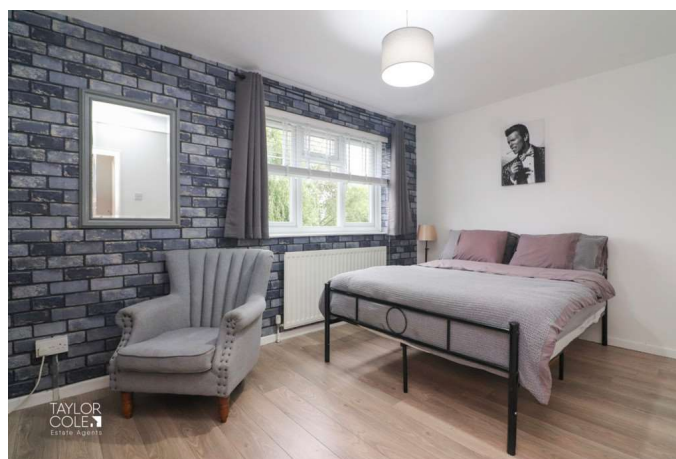
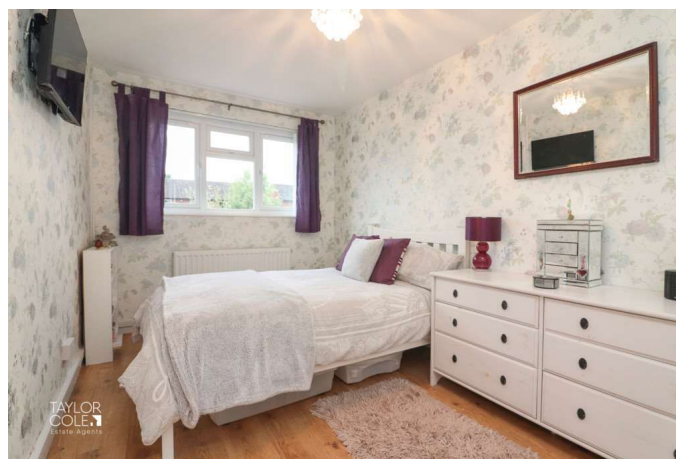
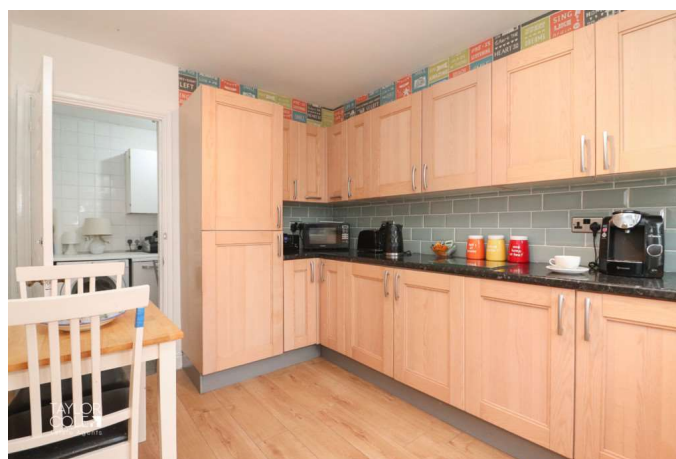
17' 3" x 14' 4" (5.26m x 4.38m)

DINING ROOM

12' 2" x 8' 9" (3.73m x 2.68m)

KITCHEN

8' 9" x 8' 0" (2.68m x 2.46m)



BREAKFAST ROOM

9' 10" x 8' 1" (3.02m x 2.48m)

UTILITY ROOM

8' 0" x 5' 6" (2.44m x 1.69m)

GUEST WC

7' 0" x 2' 10" (2.14m x 0.88m)

FIRST FLOOR

On the first floor, the property continues to impress with comfortable and versatile accommodation options. The main bedroom is a true retreat, adorned with fitted wardrobes and accompanied by a delightful en suite bathroom. Three further bedrooms, two of which offer double proportions, provide flexibility for family living or guest accommodation. An immaculate family bathroom with a sleek three-piece suite and quality tiled surrounds completes the first floor composition.

BEDROOM ONE

13' 2" x 8' 1" (4.02m x 2.48m)

EN SUITE

8' 1" x 5' 6" (2.48m x 1.68m)

BEDROOM TWO

14' 11" x 8' 10" (4.55m x 2.70m)

BEDROOM THREE

11' 6" x 9' 5" (3.53m x 2.89m)

BEDROOM FOUR

11' 0" x 8' 6" (3.36m x 2.61m)

BATHROOM

8' 8" x 5' 5" (2.66m x 1.67m)



EXTERNAL

Outside, the rear garden is a standout feature of the home. It offers a spacious layout with a vibrant, well-maintained lawn, bordered by patios and colourful flowerbeds. A thoughtful covered seating area provides the perfect spot to relax, whether enjoying solitude or company.

This property is a rare find, combining charm, space, and a prime location, making it an ideal family home with endless possibilities.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

VIEWING

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

TENURE

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements