



Kurtus

Dosthill, Tamworth, , B77 1NX

Offers In Region Of £395,000

# Property Features

- Sought-after cul-de-sac location in Dosthill, Tamworth
- Spacious four-bedroom detached family home
- Large driveway providing off-road parking for multiple vehicles
- Home office / salon space
- Generous lounge with bay window to front aspect
- Modern open-plan kitchen/diner with integrated appliances
- Bright conservatory with access to rear garden
- Master bedroom with en-suite and fitted wardrobes
- Three further well-proportioned bedrooms
- Private, landscaped rear garden with patio and lawn

## Full Description

Tucked away within a sought-after cul-de-sac in the popular Dosthill area of Tamworth, this beautifully presented four bedroom detached family home offers spacious, versatile living ideal for growing families. With an excellent position, generous driveway, and a landscaped rear garden, the property is perfectly positioned for peaceful living with convenient access to local amenities.

### THE FORE

The property benefits from a generous block-paved driveway providing off-road parking for multiple vehicles. A neat front garden with mature planted beds adds kerb appeal and frames the approach attractively.

### GROUND FLOOR

Upon entry, you are welcomed by a reception hallway that leads to a dedicated home office, currently utilised as a home salon, perfect for remote work or studying. A well proportioned lounge sits at the front, featuring a bay window that fills the space with natural light. The heart of the home is the expansive and recently refitted kitchen / dining area, offering modern fittings, ample storage, and access to a charming garden room that overlooks the rear garden. A guest WC is also conveniently located on this level.

### LOUNGE

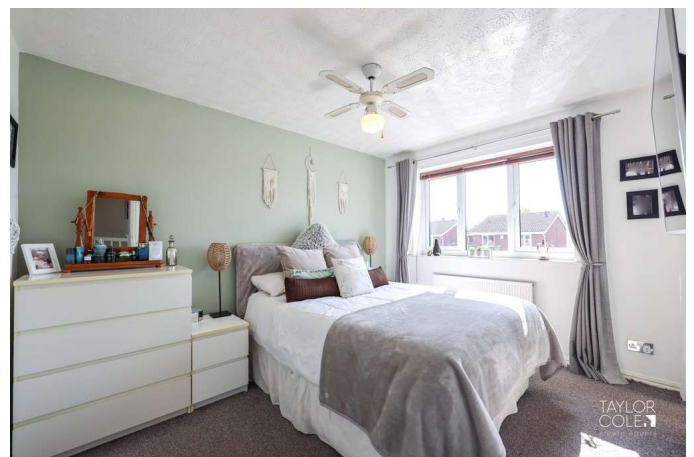
16' 2" x 12' 5" (4.93m x 3.78m)

### KITCHEN / DINING AREA

24' 1" x 9' 8" (7.34m x 2.95m)

### HOME OFFICE / SALON SPACE

12' 9" x 7' 4" (3.89m x 2.24m)





## GARDEN ROOM

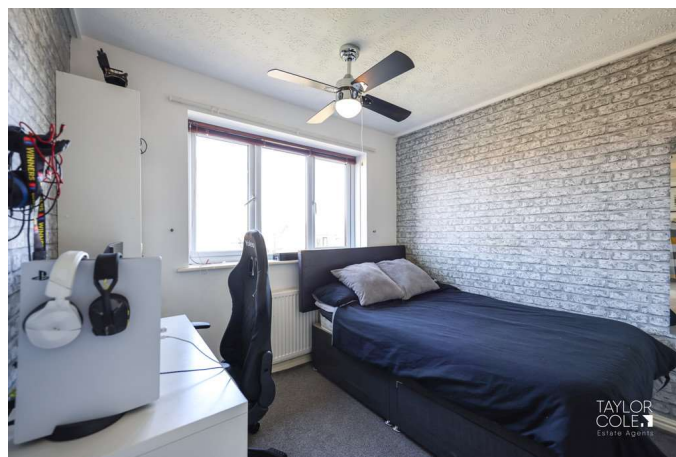
10' 6" x 9' 11" (3.2m x 3.02m)

## FIRST FLOOR

The upstairs accommodation comprises four well sized bedrooms. The master benefits from built-in wardrobes and an en-suite shower room, while the additional bedrooms are ideal for children, guests, or further work from home options. A contemporary family bathroom completes the upper floor.

## BEDROOM ONE

11' 10" x 9' 4" (3.61m x 2.84m)



## BEDROOM ONE EN-SUITE

## BEDROOM TWO

9' 4" x 9' 1" (2.84m x 2.77m)

## BEDROOM THREE

11' 6" x 7' 10" (3.51m x 2.39m)

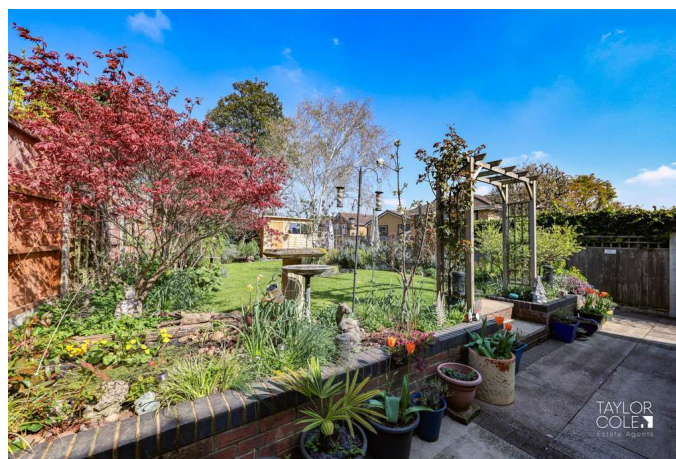
## BEDROOM FOUR

9' 4" x 7' 10" (2.84m x 2.39m)



## THE REAR

Step outside to a beautifully maintained garden featuring a spacious patio area ideal for entertaining, a well-kept lawn, and mature planted beds. With side access to the front and a secure fenced boundary, this serene space offers privacy and tranquillity.



## 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.



%epcGraph\_c\_1\_339%

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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