



Arkle

Dosthill, Tamworth, B77 1NE

£380,000

Property Features

- Spacious four bedroom detached family home in a sought after location
- Two well proportioned reception rooms offering versatile living space
- Modern fitted kitchen with adjoining utility room
- Family bathroom plus additional first floor shower room
- Ground floor guest cloakroom for added convenience
- Large private rear garden with lawn and patio areas
- Large garage and generous driveway parking
- Well maintained throughout with neutral decor
- Perfect for growing families or those seeking more space
- Excellent transport links and local amenities nearby

Full Description

This spacious four bedroom detached family home offers generous living accommodation throughout and is set within a highly desirable residential area. Boasting multiple reception rooms, two bathrooms, a large garage, and a beautifully maintained garden, the property is ideal for growing families looking for comfort and flexibility.

Backing onto The Broom; a charity owned field, this property is perfect for those who have children or pets and love scenic walks.

THE FORE

The home enjoys excellent curb appeal with a wide driveway providing ample off road parking, leading to a spacious garage. A neatly kept lawn and welcoming porch create an inviting entrance to the property.

GROUND FLOOR

The entrance porch opens into a bright hallway with a convenient guest cloakroom and built in storage cupboard. The main living room is a spacious and comfortable area featuring large windows that flood the space with natural light and double doors connecting to the dining room, perfect for family gatherings. The dining room offers a pleasant outlook onto the rear garden and direct access through to the kitchen. The fitted kitchen includes ample worktop and storage space and leads to a separate utility room with space for laundry appliances and an additional rear access door.

LIVING ROOM

17' x 8' 9" (5.18m x 2.67m)

DINING ROOM

12' 7" x 10' (3.84m x 3.05m)



KITCHEN

13' 2" x 8' 4" (4.01m x 2.54m)

UTILITY

6' 3" x 5' 8" (1.91m x 1.73m)

FIRST FLOOR

The first floor comprises four well proportioned bedrooms. The main and second bedrooms are generous doubles with built in wardrobes, while bedrooms three and four are ideal as children's rooms, guest rooms, or home offices. The property benefits from a family bathroom and a separate shower room, providing convenience for busy family life.

BEDROOM ONE

11' 6" x 11' 4" (3.51m x 3.45m)

BEDROOM TWO

11' 6" x 10' 3" (3.51m x 3.12m)

BEDROOM THREE

9' 9" x 7' 8" (2.97m x 2.34m)

BEDROOM FOUR

9' 9" x 6' 9" (2.97m x 2.06m)

BATHROOM

6' 8" x 6' 7" (2.03m x 2.01m)

SHOWER ROOM

4' x 2' 8" (1.22m x 0.81m)

THE REAR

The rear garden is beautifully maintained and offers a large lawn area, patio space for outdoor dining, and well kept borders. It provides a private and peaceful setting for relaxing, entertaining, or family playtime.

GARAGE

33' x 9' 4" (10.06m x 2.84m)

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.

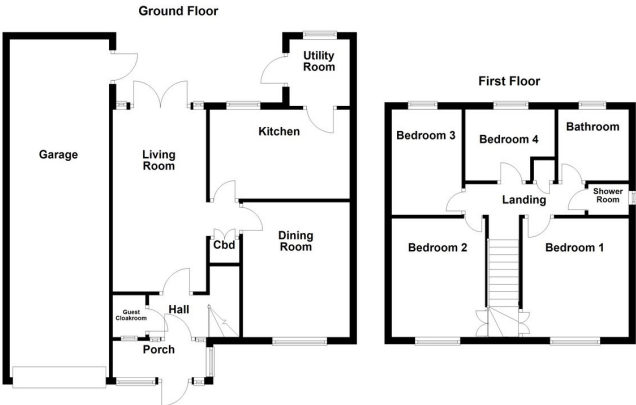


TENURE

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

VIEWING

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	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 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