



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

48 Blackwood Road, Tamworth, B77 1JN

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Asking Price £575,000

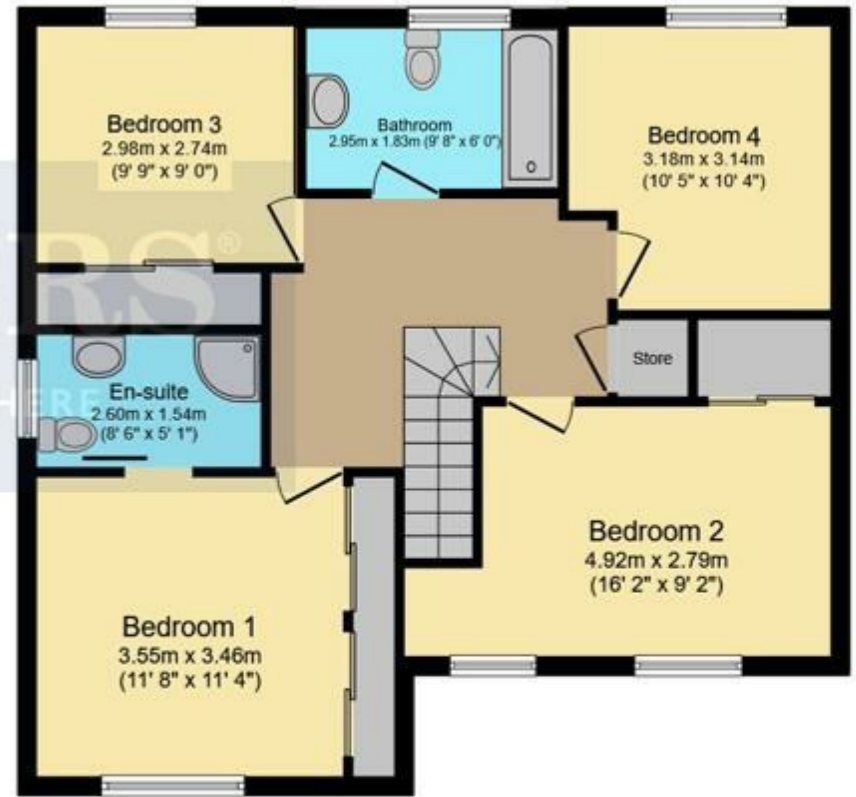
HUNTERS OF TAMWORTH are thrilled to be offering FOR SALE this immaculately presented four bedroom detached family home, sat within a substantial plot on the highly sought after Blackwood Road Estate in Dosthill. The property benefits from being close to local shops, amenities, transport links and commuter routes and is perfect for families looking for their next home.

In brief the property comprises; Entrance hallway, lounge, kitchen, dining room, study, downstairs W/C and utility, garage, principal room with en-suite. three further good sized bedrooms and a bathroom. To the rear of the property is beautiful enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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**Front**

Lawn, driveway with parking for multiple vehicles.

**Kitchen**

16'2" x 9'9"

Ceramic tiled floor, wall and base units, stainless steel sink and drainer, range oven, tiled splash back, built in dishwasher, built in fridge freezer, down lights, radiator, double glazed windows to rear.

**Dining Room**

13'7" x 9'9"

Patio doors to garden, wood effect flooring, radiator, power points, ceiling lights.

**Lounge**

17'11" x 13'7"

Double glazed windows to front, carpet, radiator, ceiling lights, power points.

**W/C / Utility**

7'7" x 6'1"

Ceramic tiled floor, plumbing for washing machine, low flush w/c, sink and vanity unit, radiator, double glazed windows to rear.

**Study**

9'5" x 7'9"

Wood effect flooring, roof lantern, power points, down lights.

**Principal Room**

11'8" x 11'4"

Double glazed windows to front, carpet, built in wardrobe, power points, radiator.

**En-suite**

8'6" x 5'1"

Wood effect flooring, part tiled walls, walk in shower, low flush w/c, heated towel rail, sink and vanity unit, double glazed windows to side.

**Bedroom Three**

9'9" x 9'

Double glazed windows to rear, carpet, power points, radiator, built in wardrobe.

**Bathroom**

9'8" x 6'

Double glazed windows to rear, wood effect flooring, sink and vanity unit, part tiled walls, bath with overhead shower, double glazed windows to rear.

**Bedroom Two**

16'2" x 9'2"

Double glazed windows to front, carpet, built in wardrobe, radiator, power points.

**Bedroom Four**

10'5" x 10'4"

Double glazed windows to rear Wood effect flooring, , power points, radiator.

**Garden**


Lawn, paved patio, mature boarders.

**Garage**

16'10" x 8'8"

Power points, lighting.

**Energy Efficiency Rating**

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



