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17 Belvoir, Dosthill, Tamworth, Staffordshire, B77 1JJ



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Offers Over £600,000

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

In brief the property comprises; entrance hallway, living room, dining room, breakfast/dining room, downstairs WC. To the first floor you will find the principal bedroom with an en-suite and three further double bedrooms and a family bathroom. Externally there is a low maintenance, private, enclosed rear garden and low maintenance driveway for multiple vehicles and double garage.

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**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	76
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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### Frontage

Lawn area and a tarmac driveway with block paved driveway.

### Entrance Hallway

Porcelanosa tiled flooring, radiator, ceiling light, power points, stairs to first floor and spotlights.

### Living room

Wood and herringbone effect flooring, double glazed bay window to front, double glazed French doors to garden, two ceiling lights, power points, gas open fire, radiator and door to dining room.

### Dining Room

Carpeted flooring, double glazed French doors to garden, ceiling light, radiator and power points.

### Kitchen/Breakfast Room

Porcelanosa tiled flooring, wall and base units, integrated Siemens oven, microwave and warming drawer, integrated Siemens fridge freezer, dishwasher, integrated bins, integrated hoover washer/dryer, stainless steel sink, silestone worktops, double glazed window to rear, door to garden, door to garage, radiator and spot lights.

### WC

Porcelanosa tiled flooring, low flush WC, double glazed window to front, radiator, ceiling light, hand wash basin and Porcelanosa tiled splashback and ledge.

### Principal Bedroom

Carpeted flooring, double glazed window to rear, ceiling light, power points and two built in wardrobes.

### En-Suite

Porcelanosa tiled flooring, low flush WC, sink, bath and shower head, double glazed window to side, heated towel rail and spotlights.

### Bedroom Two

Carpeted flooring, double glazed window to rear, ceiling light, radiator, power points and two built in wardrobes.

### Bedroom Three

Carpeted flooring, double glazed window to rear, radiator, ceiling light, power points and two built in wardrobes.

### Bedroom Four

Carpeted flooring, double glazed window to front, radiator, ceiling light, power points and two built in wardrobes.

### Bathroom

Porcelanosa tiled flooring, walk in shower, double glazed window to front, low flush WC, sink and vanity unit, bath, heated towel rail, full Porcelanosa tiled walls and spotlights.


### Garden

Porcelanosa tiles, private and enclosed, mature shrub boarder, outside tap, power point, two lawn areas, shed and lighting along the boarders.

### Garage

Electric sectional door, power points, ceiling light, double glazed side door and loft space.

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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.











