



**HUNTERS®**

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92 Dosthill Road, Two Gates, Tamworth, B77 1JB



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Asking Price £400,000

HUNTERS OF TAMWORTH are excited to be bringing to market this beautiful, four bedroom, semi-detached family home which is sat on the highly sought after Dosthill Road in Tamworth!

This superb property benefits from being close to local shops, amenities, Tamworth Town Centre and transport links and is perfect for families looking for their next home!

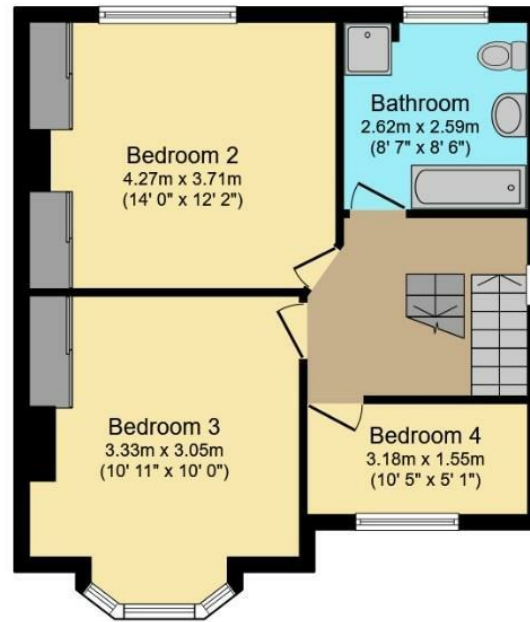
In brief the property comprises; Large driveway with parking for multiple vehicles, entrance hallway, lounge, kitchen, dining room, downstairs W/C, master bedroom with en-suite, three further good sized bedrooms and a family bathroom. To the rear of the property is a spacious, enclosed garden.

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!

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**Ground Floor**



**First Floor**



**Second 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) <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>		
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### Front

Parking for multiple vehicles, lawn, shrubs.

### Living Room

14'1" x 14'

Double glazed windows to rear, carpet, feature fire place, wall lights, ceiling lights, radiator, power points.

### Kitchen

11'2" x 8'5"

Double glazed window to rear, door to garden, wall and base units, part tiled walls, tiled floor, radiator, power points, ceiling lights.

### Dining Room

12'4" x 10'

Double glazed windows to front, wood effect laminate flooring, ceiling light.

### W/C

Low flush w/c, double glazed window to side.

### Bedroom One

15'1" x 9'11"

Double glazed windows to front and rear, carpet, ceiling lights, en-suite.

### En-suite

9'2" x 3'10"

Low flush w/c, sink, walk in shower, tiled walls, ceiling light.

### Bedroom Two

14' x 12'2"

Double glazed windows to rear, carpet, built in wardrobes, power points, radiator, ceiling lights.

### Bedroom Three

10'11 x 10'

Double glazed windows to front, carpet, built in wardrobes, ceiling lights, power points.

### Bedroom Four

10'5" x 5'1"

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

### Bathroom


8'7" x 8'6"

Tiled walls, shower, bath, sink, ceiling lights, radiator.

### Garden

Paved patio, lawn.

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<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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.



















