



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

**42 Roach, Dosthill, Tamworth, B77 1LN**

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**Asking Price £265,000**

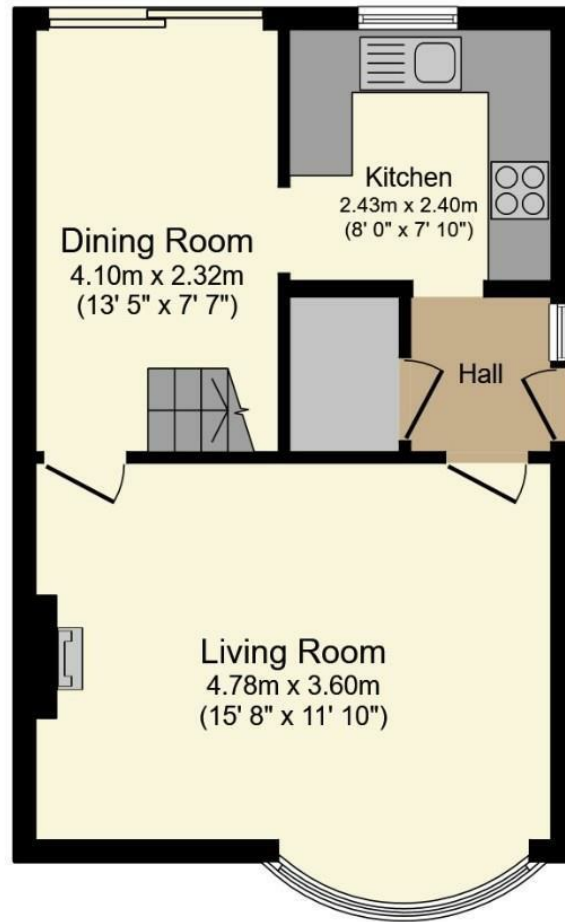
HUNTERS OF TAMWORTH are delighted to be offering FOR SALE, this well presented, three bedroom, link detached family home WITH NO ONWARD CHAIN!

Located in the desirable Dosthill location, the property benefits from being within close proximity to excellent schools, shops and amenities. Perfect for families looking for their next home!

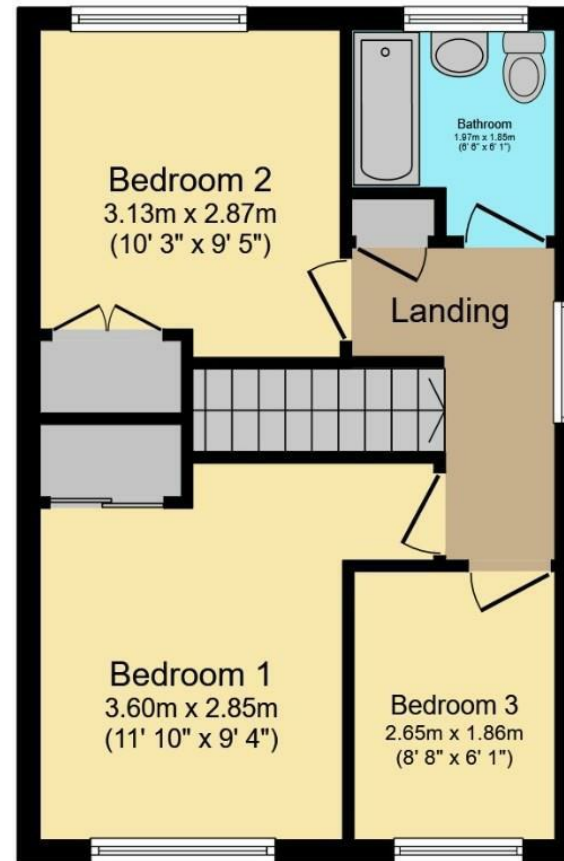
In brief the property comprises; Hallway, lounge, kitchen, dining room, three bedrooms and a family bathroom. . To the rear of the property is an enclosed garden with paved patio and a lawn. To the side of the property is an attached garage.

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!



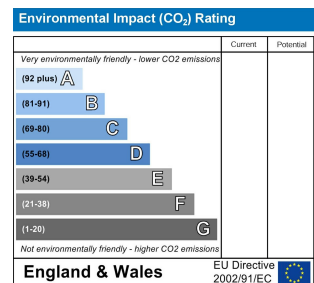
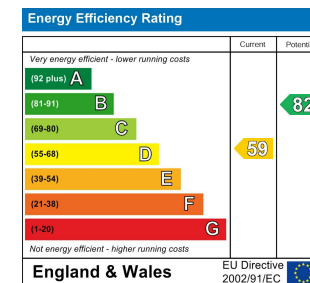


**Ground Floor**



**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)



**Living room**

15' 8" x 11' 10"

Wood effect flooring, double glazed bay window to front, ceiling light

**Dining room**

13' 5" x 7' 7"

Carpeted flooring, radiator, stairs to first floor, patio doors to garden,

**Kitchen**

8' 0" x 7' 10"

Wood effect flooring, wall and base units, plumbing for washing machine, built in oven and hob, tiled splash back, stainless steel sink and drainer, double glazed window to rear.

**Bedroom 1**

11' 10" x 9' 4"

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

**Bedroom 2**

10' 3" x 9' 5"

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

**Bathroom**

6' 6" x 6' 1"

Wood effect flooring, double glazed window to rear, tiled walls, bath with shower overhead, hand wash basin, low flush WC, extractor fan.

**Bedroom 3**

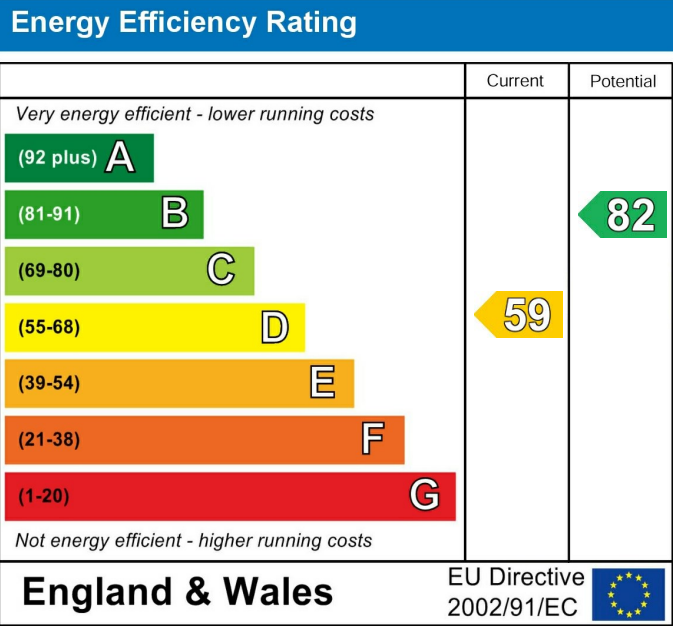
8' 8" x 6' 1"

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

**Garden**

Paved patio, lawn, patio doors to garden

**Garage**



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.







