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HERE TO GET *you* THERE

2 Church Farm Mews, Dosthill, Tamworth, B77 1PU

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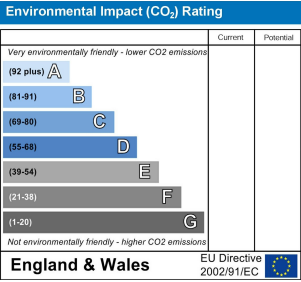
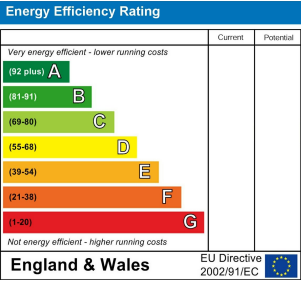
Asking Price £700,000

HUNTERS OF TAMWORTH are delighted to be offering FOR SALE this stunning, unique, five bedroom, detached character family home located in the ever sought after Dosthill, Tamworth.

This property benefits from being in close proximity to excellent schools, local amenities and transport links to Tamworth Town centre. Perfect for families looking for their new home.

In brief the property comprises; An reception hallway, reception room, cloakroom with WC, dining room, kitchen, utility room, conservatory, master bedroom with dressing room and en-suite shower room, a further four double bedrooms, two family bathrooms, delightful grounds to the rear of the residence and garages in a nearby block.

Church farm House Forms part of a superb barn conversion development from which has been created a number of stylish and unique residences which must be viewed internally to be appreciated.



Reception hall

radiator, telephone point, light point and glazed panelled inner door opening to Inner Reception Hall with store cupboards off, telephone point and access to cellar/ironing room with light, power, cupboards wall and boiler room housing the "Potterton Kingfisher" gas central heating boiler.

Reception room

20' 11" x 16' 10"
Dominated by a handsome inglenook style fireplace with raised slate hearth, open grate with surround, polished wood mantel shelf over and additional shelves to either side and concealed spotlighting. Sealed double glazed window, exposed ceiling timber, thermostat, t.v. and rear access to garden. Under-stairs storage cupboard, off.

Cloakroom

Having low flush suite, wash hand basin and extractor fan.

Dining room

14' x 13' 11"
Having attractive slate fireplace with stripped pine surround, coal effect gas fire, exposed ceiling timbers, t.v. point, radiator and sealed double glazed French doors opening to the conservatory.

Kitchen

15' 4" x 11' 8"
Having a range of units with roll top work surfaces, comprising inset sink unit with "Philips Whirlpool" dishwasher with matching decor panel, base units and wall cupboards, fitted wall units with shelving, roll top breakfast bar, radiator, sealed double glazed window to rear, plumbing for washing machine, fully integrated refrigerator and freezer with matching panels, tiled splashbacks to unit areas, exposed ceiling timbers, spotlight points.
Also located is the ceramic hob unit with illuminated hood over and "Philips" split level double oven and grill with storage cupboards over and under. End shelving. Also telephone point.

Utility

14' 10" x 8' 11"

Conservatory

14' x 11' 1"
Having sealed double glazed hardwood doors and windows overlooking the rear gardens, light and power.

Bedroom 1

15' 7" x 9' 7"
Having sealed double glazed window to rear, exposed ceiling timbers and radiator. Leading off to the dressing Area/Study with light and power. Access to roof space over.

En suite

En Suite Shower Room with tiled shower cubicle and "Mira" shower fitment, shower door, pedestal wash hand basin, low flush WC, electrically heated towel rail, shelving and extractor fan. Also shaver point.

Bedroom 2

15' 5" x 11' 11"
Having sealed double glazed window, exposed ceiling timbers and radiator.

Family bathroom

Family Bathroom having panelled bath with mixer tap shower attachment, ceramic and patterned tiled splashbacks, vanity unit with splashbacks and store cupboard below, low flush w.c. and bidet, sealed double glazed window and radiator.

Bedroom 3

14' 2" x 14' 1"
Having sealed double glazed window, exposed wall and ceiling timbers, access to roof space and radiator.

Bedroom 4

14' x 13' 11"
Having exposed ceiling timbers, sealed double glazed window and radiator.

Shower room

Having tiled shower cubicle with "Mira" shower unit, shower screens, pedestal hand wash basin with tiled splashback, low flush w.c., radiator, exposed ceiling and wall timbers. Shaver point.

Bedroom 5

15' 4" x 7' 5"
having two sealed double glazed windows, exposed timbers and radiator.

Garage

17' 1" x 6' 2"
There is gated access to garages located in a block

Garden

To the rear and side of Church Farm House are mature, well laid out grounds and gardens which have paved terracing raised lawns with extensively stocked with pergola and flower and herbaceous borders incorporating a wealth of shrubs, bushes, trees, trellising, timber aluminium framed greenhouse further patio area adjacent.

Energy Efficiency Rating

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

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, we will not incur the higher surveying costs charges for any switched off/disconnected or drained services or appliances - All measurements are approximate and should not be relied upon for anything other than a guide to the value of your property. Hunters would be pleased to provide further advice 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.

England & Wales EU Directive 2002/91/EC



