



Dace, Tamworth





## Property Description

**\*\* EXTENDED SEMI-DETACHED PROPERTY \*\*** We are pleased to offer for sale this three/four bedroom semi-detached home set in a popular location in the Dosthill area of Tamworth, having gardens to front and rear and a driveway. Comprising of lounge, modern dining kitchen, cloakroom, bedroom four/family room, first floor landing with three bedrooms, master with en-suite and a family bathroom. This property must be viewed to be appreciated. **\*\* CALL NOW ON 01827 66400 TO ARRANGE A VIEWING \*\***

## Approach

Block paved drive.

## Breakfast Kitchen

17' 8" x 13' 6" max into recess (5.38m x 4.11m max into recess)

Being fitted to comprise of a range of wall and base units with work surfaces over, incorporating a breakfast bar with splash back tiling to walls, integrated gas hob and oven with extractor hood, stainless steel sink with mixer tap, dishwasher, cupboard housing the gas central heating boiler, plumbing for a washing machine, a central heating radiator, double glazed window to front elevation and door to:

## Guest W.C

Low level flush W.C and a wash hand basin.

## Bedroom Four

15' 8" to wardrobes x 6' 8" (4.78m to wardrobes x 2.03m)

Double glazed window to front elevation, a central heating radiator and fitted wardrobes.

## Lounge

19' 4" x 9' 2" (5.89m x 2.79m)

Two double glazed windows to rear elevation, two central heating radiators, double glazed double opening doors to garden, sunken spot lighting, feature wood effect flooring and door giving access to stairs rising to first floor.

## Landing

Ceiling light point, loft access and doors to:

## Bedroom One

14' 5" x 6' 7" (4.39m x 2.01m)

Double glazed window to rear elevation, a central heating radiator, ceiling light point and door to:

## En Suite Shower Room

Comprising of shower cubicle with folding glass door, splash back tiling and shower, wash hand basin, low level flush W.C and an obscure double glazed window to front elevation.

## Bedroom Two

11' 9" x 9' 6" not into cupboard (3.58m x 2.90m not into cupboard)

Two double glazed windows to rear elevation, a central heating radiator, ceiling light point and a built in storage area.

## Bedroom Three

8' 7" x 6' 1" (2.62m x 1.85m)

Double glazed window to front elevation, a central heating radiator and a ceiling light point.

## Family Bathroom

White suite comprising of a panel bath with shower over, splash back tiling, wash hand basin set in vanity unit, low level flush W.C, a central heating radiator and an obscure double glazed window to front elevation.

## Rear Garden

Fencing to boundaries, patio area and artificial grass.





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To view this property please contact Burchell Edwards on

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**EPC Rating: C**

**Tenure: Freehold**

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