



Sudeley
Tamworth, B77 1JU

Offers In Region Of £395,000

Property Features

- Attractive three bedroom detached family home
- Spacious living room with attractive front aspect
- Separate dining room ideal for entertaining
- Modern fitted kitchen with ample workspace
- Bright conservatory overlooking the rear garden
- Ground floor WC
- Three well proportioned bedrooms
- Contemporary family bathroom
- Large garage and extensive driveway
- Beautifully landscaped rear garden with patio and lawn

Full Description

Nestled within the highly regarded Blackwood Road Estate in Dosthill, Tamworth, this attractive three bedroom detached family home occupies a sought after residential position and offers spacious, well balanced accommodation throughout. Ideal for growing families, the property benefits from multiple reception areas, a conservatory, garage, driveway parking and a private rear garden. Conveniently located for local amenities, highly regarded schools, transport links and nearby countryside walks, this is a home that combines practicality with comfortable family living.

Dosthill remains one of Tamworth's most desirable residential areas, offering excellent access to local schools, shops, leisure facilities and commuter routes. The property is conveniently positioned for Tamworth town centre, Ventura Retail Park, Tamworth Railway Station and the A5 and M42 motorway networks. Nearby attractions include the popular Dosthill Park and Kingsbury Water Park, providing a wealth of outdoor recreational opportunities for families and nature lovers alike.

THE FORE

The property enjoys an attractive frontage with a large block paved driveway providing generous off road parking and access to the garage. Well maintained borders and neatly presented surroundings enhance the property's kerb appeal, while the detached-style positioning within the development provides an appealing sense of space.

The welcoming entrance door opens into a bright entrance hall, creating an inviting first impression. From here, access is provided to the principal ground floor accommodation, while the staircase rises to the first floor, forming a practical central hub within the home.

GROUND FLOOR

The spacious living room is a standout feature of the property, offering an elegant and comfortable environment for everyday family life. A large bay window allows natural light to flood the room, while the attractive feature fireplace creates a focal point and adds warmth and character. The generous proportions provide ample space for a range of furniture layouts, making it ideal for



both relaxing evenings and entertaining guests.

Through the living room, the separate dining room provides an excellent setting for family meals and formal occasions. The modern kitchen is fitted with a comprehensive range of wall and base units, complemented by generous work surfaces and integrated cooking facilities. Beyond the dining room, the conservatory offers a wonderful additional reception area with views across the garden and direct access outside, creating a seamless connection between indoor and outdoor living. A convenient ground floor WC and useful storage cupboards further enhance the practicality of the accommodation.

LIVING ROOM

12' 9" x 13' 7" (3.89m x 4.14m)

DINING ROOM

9' 1" x 9' 6" (2.77m x 2.9m)

KITCHEN

11' x 9' 6" (3.35m x 2.9m)

WC

3' 4" x 6' 5" (1.02m x 1.96m)

FIRST FLOOR

The first floor accommodation is arranged around a bright central landing and comprises three well proportioned bedrooms together with the family bathroom. The principal bedroom is particularly spacious and benefits from fitted wardrobe storage, creating an excellent main bedroom retreat with plenty of room for additional furnishings.

The remaining bedrooms are both generously sized and offer flexibility for growing families, guest accommodation or home office use. The contemporary shower room has been attractively modernised and comprises a large walk-in shower enclosure, vanity wash hand basin, and WC, complemented by modern tiling throughout

BEDROOM ONE

9' 1" x 11' 9" (2.77m x 3.58m)

BEDROOM TWO

9' 8" x 9' 2" (2.95m x 2.79m)

BEDROOM THREE

6' 6" x 9' (1.98m x 2.74m)

BATHROOM

6' 3" x 5' 4" (1.91m x 1.63m)

THE REAR

The rear garden has been thoughtfully landscaped to create an



attractive and low maintenance outdoor environment. A substantial paved patio extends from the rear of the property, providing an ideal space for outdoor dining, entertaining guests and enjoying the warmer months. The layout has been designed to maximise usability while maintaining an attractive visual appeal. Beyond the patio lies a beautifully maintained lawn surrounded by decorative planting, established borders and fenced boundaries. The garden enjoys a good degree of privacy and offers ample space for children to play or for keen gardeners to enjoy. Combining attractive design with practical outdoor living, the rear garden provides a wonderful extension of the home's accommodation.



CONSERVATORY

8' 5" x 10' 7" (2.57m x 3.23m)

GARAGE

7' 9" x 16' 8" (2.36m x 5.08m)

ANTI MONEY LAUNDERING

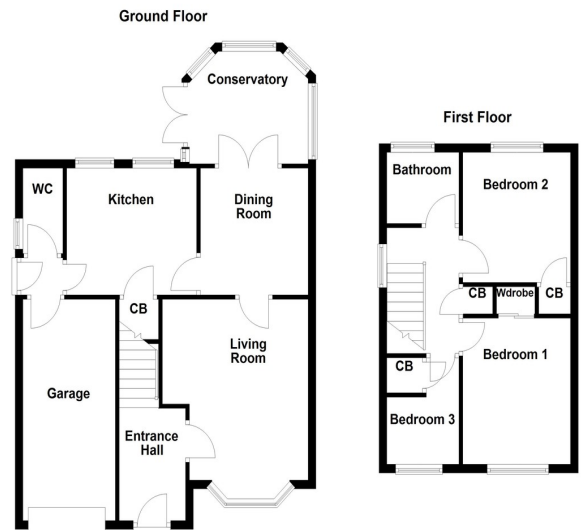
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements