



**PAUL
CARR**
Estate Agents
Sales & Lettings

Dashwood Close,
Tamworth, B78 3FL

Offers in Excess of £375,000

Tucked away off a private road, this impressive detached home enjoys an enviable setting beside a live canal and open fields, with beautiful open views and a completely unoverlooked rear garden.

Ready to move straight into, the property offers well-planned accommodation ideal for family living. To the front is a welcoming living room, while to the rear the breakfast kitchen enjoys pleasant views across the garden, creating a lovely everyday living and dining space.

Upstairs are four bedrooms. Bedroom one benefits from its own en-suite and, together with bedroom four, enjoys delightful open views to the rear. Bedrooms two and three are positioned to the front, while a family bathroom completes the first-floor accommodation.

Outside is a particularly appealing feature of the home. The rear garden is completely unoverlooked, providing an excellent degree of privacy, with the surrounding canal and open landscape adding to the property's attractive setting. To the front, a large driveway provides generous off-road parking.

Situated on the new Dunstall Park estate in Tamworth, a brilliant location within close distance of Tamworth Town Centre with an array of popular local amenities, as well as wonderful canal walks linked to Hopwas.



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Living Room 4.65m (15'3") x 3.35m (11')

Breakfast Kitchen 5.87m (19'3") x 2.92m (9'7")

Utility 1.87m (6'2") x 1.27m (4'2")

WC 1.60m (5'3") x 0.89m (2'11")

Landing

Bedroom 1 3.02m (9'11") x 2.35m (7'8")

En-suite 2.31m (7'7") x 1.17m (3'10")

Bedroom 2 3.02m (9'11") x 2.64m (8'8")

Bedroom 3 2.72m (8'11") x 2.34m (7'8")

Bedroom 4 2.54m (8'4") x 2.54m (8'4")

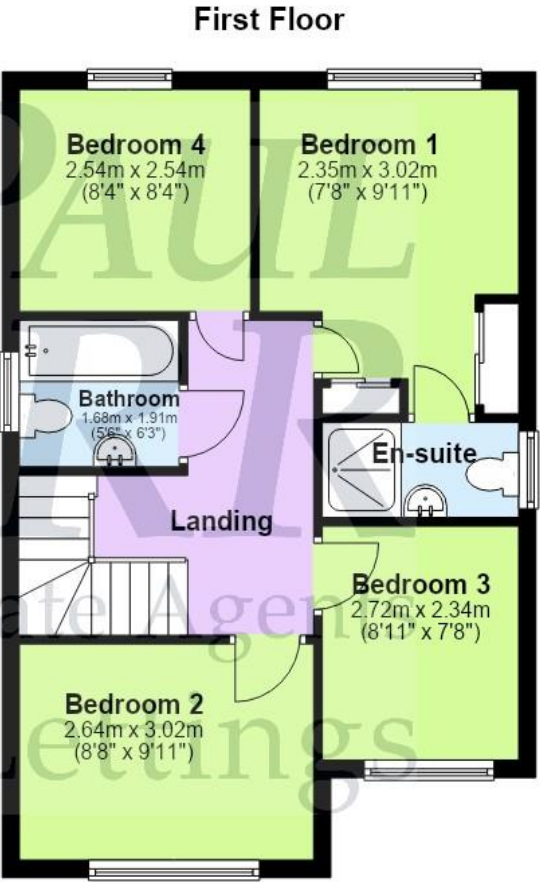
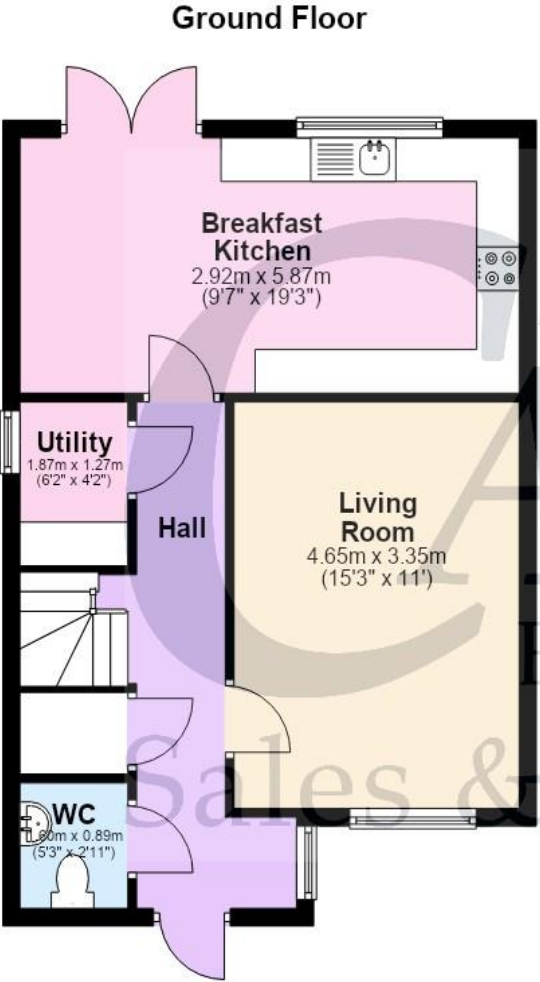
Bathroom 1.91m (6'3") x 1.68m (5'6")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

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

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.