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8 Dovestone, Wilnecote, Tamworth, B77 4PB

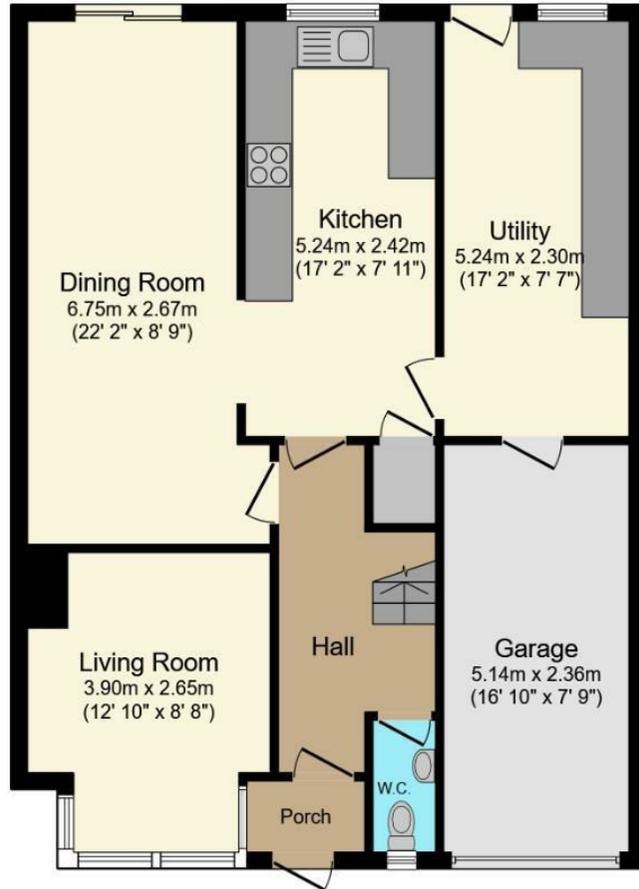
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Offers Around £370,000

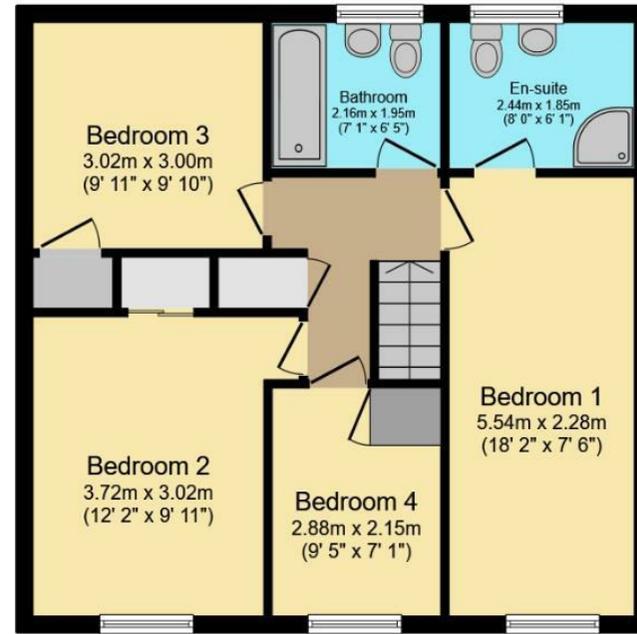
Situated within one of the areas most popular estates is this delightful four bedroom detached family home. Tastefully decorated throughout and with an abundance of both internal and external space this exceptional property has to be viewed.

Perfectly positioned within a quiet cul-de-sac and ideally situated for access to all commuter routes the property in brief comprises; entrance hallway, WC, lounge/dining room, kitchen, utility, garage with partial conversion, four bedrooms, en-suite shower room and a family bathroom.

To the front is block paved driveway with parking for multiple vehicles and to the rear is a charming enclosed garden with block paved patio, lawn, mature borders and a collection of outbuildings.



Ground Floor
Floor area 79.6 sq.m. (857 sq.ft.)



First Floor
Floor area 57.3 sq.m. (617 sq.ft.)

Total floor area: 136.9 sq.m. (1,473 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Frontage

Block paved driveway, parking for multiple vehicles, mature borders.

Entrance Hallway

Wood effect flooring, stairs to first floor, radiator, ceiling light and power points.

Lounge

12'10 x 8'8
Wood effect laminate flooring, feature fireplace, double glazed bay window to front, radiator, ceiling light and power points.

Dining Room

22'2 x 8'9
Wood effect laminate flooring, ceiling light, radiator, power points and patio doors to garden.

Kitchen

17'2 x 7'11
Tile effect flooring, wall and base units, sink and drainer, tiled splashback, double glazed window to rear, built in cupboard, ceiling light and power points.

Utility

17'2 x 7'7
Tile effect flooring, stainless steel sink and drainer, double glazed window to rear, radiator, tiled splashback, plumbing for washing machine, ceiling light and power points.

WC

Wood effect laminate flooring, hand wash basin, low flush WC, tiled splashback, double glazed window to front.

Converted Garage

16'10 x 7'9
Plenty of storage, ceiling light and power points.

Bedroom One

18'2 x 7'6
Carpeted flooring, double glazed window to front, down lights, power points and radiator.

En-Suite

8 x 6'1
Wood effect laminate flooring, walk in shower, sink and vanity unit, low flush WC, part tiled walls, double glazed window to rear, ceiling light and heated towel rail.

Bedroom Two

12'2 x 9'11
Carpeted flooring, built in cupboard, double glazed window to front, ceiling light, radiator and power points.

Bedroom Three

9'11 x 9'10
Carpeted flooring, double glazed window to rear, ceiling light, power points, radiator and built in cupboard.

Bedroom Four

9'5 x 7'1
Wood effect laminate flooring, double glazed window to rear, ceiling light, power points, radiator and built in cupboard.

Bathroom

7'1 x 6'5
Wood effect flooring, double glazed window to rear, bath with shower over, sink and vanity unit, low flush WC, part tiled walls, heated towel rail and ceiling light.

Garden

Block paved patio, lawn area, out buildings with power and mature borders.

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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.





