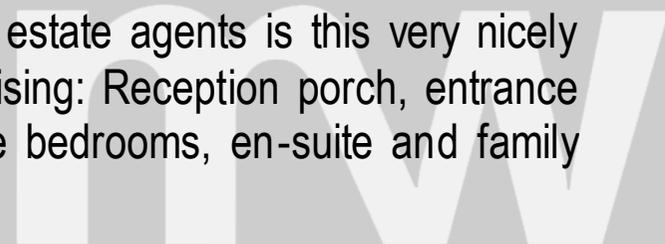


Mark
Webster
estate agents



Grayling
Dosthill
£270,000

*** DELIGHTFUL EXTENDED FAMILY HOME ~ GARAGE ~ ENSUITE ~ 3 BEDROOMS ***. For sale with MARK WEBSTER estate agents is this very nicely situated semi detached family home briefly comprising: Reception porch, entrance hall, lounge, kitchen, utility room, guest WC, three bedrooms, en-suite and family bathroom. Viewing is a must.



Grayling is situated within the popular residential area of Dosthill, a highly regarded village on the outskirts of Tamworth that is particularly well suited to family life. The area is known for its friendly community atmosphere, quiet streets and abundance of green spaces, making it an ideal setting for raising children.

Dosthill benefits from a selection of well-regarded primary and secondary schools within easy reach, along with local shops, cafés and everyday amenities close by. Tamworth town centre is just a short drive away, offering a wider range of shopping, leisure facilities and dining options, including the Ventura Retail Park and Snowdome.

For families who enjoy the outdoors, there are numerous parks, play areas and countryside walks nearby, while Dosthill Nature Reserve provides a wonderful space for walking, cycling and wildlife spotting. The area is also well placed for commuters, with excellent road links via the A5 and M42, and Tamworth railway station providing direct services to Birmingham and London.

PORCH

Having double glazed French doors, window to side aspect, tiled floor and a opaque glazed entrance door to...

ENTRANCE HALL

Single panelled radiator, laminated wooden effect flooring, stairs leading off to the first floor landing and double opening doors to...

LOUNGE 13' 4" x 11' 8" maximum (4.06m x 3.56m)

(8' 7" minimum width) Double glazed window to front aspect, laminated wooden effect flooring, panel style radiator and a door to...

KITCHEN 7' 9" x 11' 8" (2.36m x 3.56m)

Double glazed window to rear aspect, tiled floor, panel style radiator, door to a useful storage cupboard, a range of base and eye level kitchen units, square edge works surfaces tiling to splash back areas, space for a freestanding cooker, stainless steel sink, space for a washing machine, breakfast bar area, space for a fridge/freezer and a door to...

UTILITY ROOM 7' 7" x 8' 6" maximum (2.31m x 2.59m)

(5' 10" minimum width) Double glazed window to rear aspect, door to the garage, tiled floor, double panelled radiator, base level unit with stainless steel sink, double glazed door giving access to the rear garden and a further door to...

GUEST WC 5' 2" x 2' 8" (1.57m x 0.81m)

Opaque double glazed window to rear aspect, tiled floor, heated towel rail, wall mounted wash basin and a low level WC.

FIRST FLOOR LANDING

Doors leading off to...

BEDROOM ONE 12' 5" x 8' 9" maximum (3.78m x 2.67m)

Double glazed window to front aspect, double panelled radiator and a door to...



ENSUITE 4' 9" x 8' 7" (1.45m x 2.62m)

Opaque double glazed window to rear aspect, single panelled radiator, tiling to splash back areas, useful vanity storage unit with wash basin & low level WC, laminated wooden effect flooring, and a walk-in shower with mixer style shower over.

BEDROOM TWO 12' 3" x 9' 6" (3.73m x 2.9m)

Double glazed window to front aspect, laminated wooden effect flooring, single panelled radiator, integrated wardrobe and a useful storage cupboard.

BEDROOM THREE 9' 2" x 5' 8" (2.79m x 1.73m)

Double glazed window to rear aspect and a single panelled radiator.

BATHROOM 5' 5" x 5' 8" (1.65m x 1.73m)

Opaque double glazed window to rear aspect, tiled walls, heated towel rail, useful vanity unit with wash basin, low level WC and a panelled bath with mixer style shower over.

GARAGE 19' 1" x 8' 8" (5.82m x 2.64m)

Having double opening doors, wall mounted central heating boiler, power & light.

TO THE EXTERIOR

The property benefits from a good sized tarmac driveway to the front. The enclosed rear garden is mainly laid to lawn with a paved patio area and space for a storage shed.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

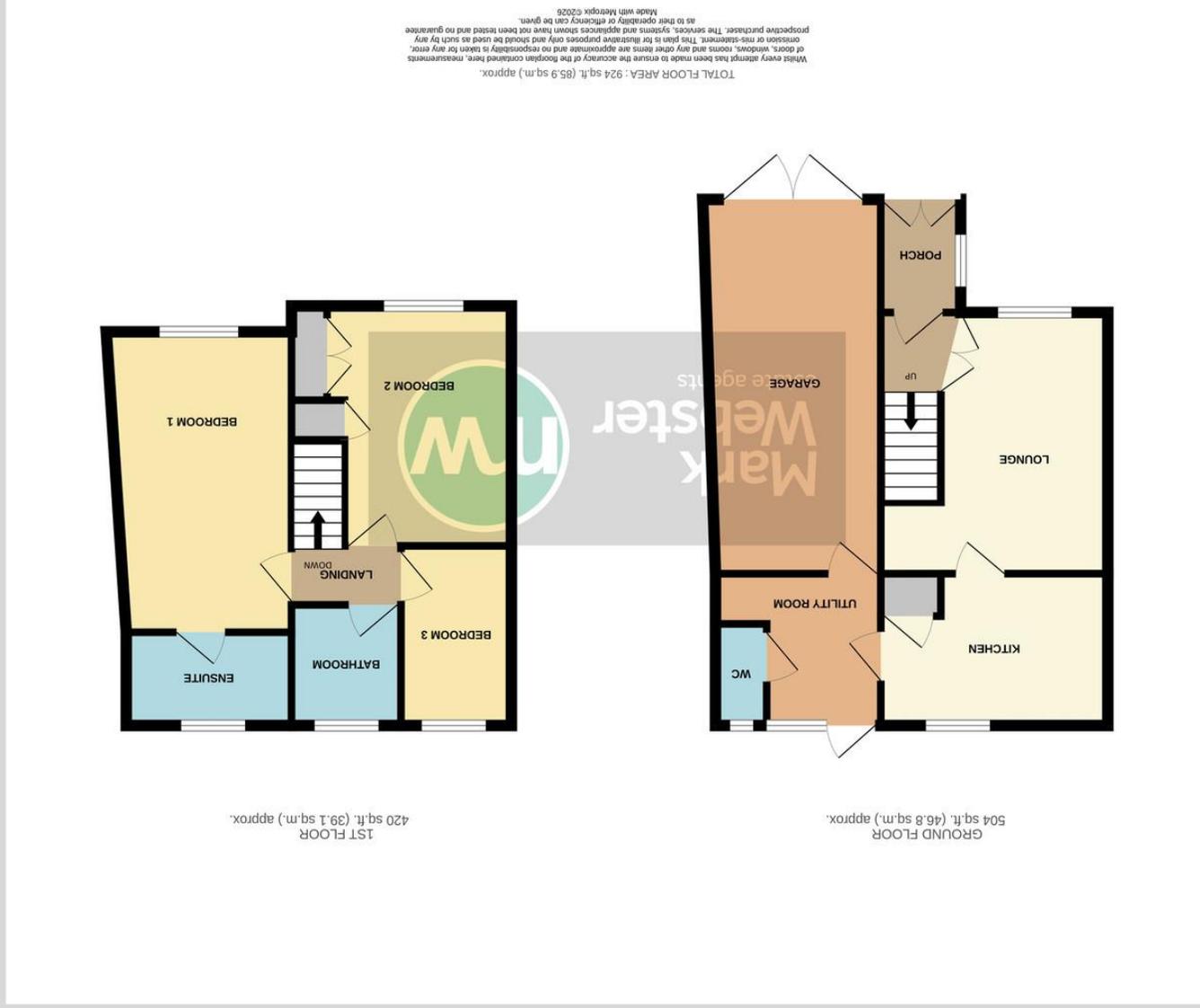
SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.





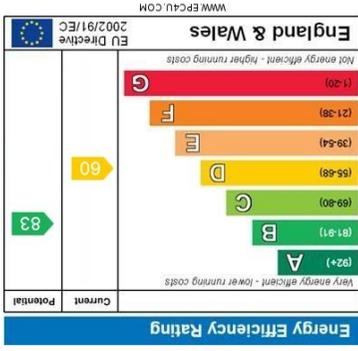
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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



Energy Performance Rating:



COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made for specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.