



Blackwood Road

Dosthill, Tamworth, Staffordshire, B77 1JW

Offers Over £425,000

Property Features

- Four spacious bedrooms including a master with en-suite
- Multiple reception rooms including a separate living room, dining room, and family room
- Bright and airy conservatory overlooking the rear garden
- Stylish, modern kitchen with adjoining utility room
- Contemporary family bathroom and convenient downstairs WC
- Generous driveway with off-road parking
- Enclosed, well maintained rear garden with patio and lawn
- Ideal for families seeking versatile and spacious living accommodation
- Located in a popular residential area with good local amenities
- Freehold

Full Description

This beautifully presented four bedroom detached family home offers generous living space across two floors, featuring a conservatory, a modern kitchen and a well appointed bathroom. Situated in a sought after residential area, the property benefits from a well maintained rear garden, off road parking making it perfect for growing families.

THE FORE

The property is attractively set back from the road behind a spacious driveway offering ample off-road parking and access to the integrated garage. The double fronted facade and bay windows provide a welcoming and impressive first impression.

GROUND FLOOR

Upon entry through the enclosed hallway, the ground floor opens to a spacious layout including a bright living room, a separate dining room with direct access to the conservatory, and a generous family room ideal for modern lifestyles. The kitchen is contemporary and well equipped, leading to a useful utility area and a downstairs WC. The conservatory at the rear provides a light filled space perfect for relaxing and enjoying garden views.

LIVING ROOM

9' 6" x 12' 6" (2.9m x 3.81m)

DINING ROOM

9' 6" x 8' 9" (2.9m x 2.67m)

KITCHEN

9' 7" x 9' 4" (2.92m x 2.84m)

UTILITY ROOM



6' 2" x 5' 5" (1.88m x 1.65m)

WC

3' 1" x 5' 5" (0.94m x 1.65m)

CONSERVATORY

9' 4" x 9' 5" (2.84m x 2.87m)

FAMILY ROOM

16' 8" x 7' 0" (5.08m x 2.13m)

FIRST FLOOR

The first floor comprises four well-proportioned bedrooms. The master bedroom features fitted wardrobes and a private en-suite shower room. Bedrooms two and three are generously sized doubles while bedroom four is ideal as a nursery or home office. A stylish family bathroom completes the upper level along with built in storage cupboards for added convenience.

BEDROOM ONE

13' 1" x 9' 8" (3.99m x 2.95m)

BEDROOM ONE EN-SUITE

4' 5" x 4' 4" (1.35m x 1.32m)

BEDROOM TWO

9' 2" x 9' 3" (2.79m x 2.82m)

BEDROOM THREE

8' 0" x 6' 1" (2.44m x 1.85m)

BEDROOM FOUR

7' 2" x 7' 2" (2.18m x 2.18m)

BATHROOM

6' 4" x 5' 4" (1.93m x 1.63m)

THE REAR

To the rear is a beautifully maintained garden with a lawned area and paved patio ideal for outdoor dining and entertaining. The space is enclosed for privacy and offers direct access from the conservatory and family room, making it perfect for both relaxing and hosting.

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.



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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