



Arkle

Dosthill, Tamworth, B77 1NE

£380,000

# Property Features

- Four bedroom detached family home
- Spacious living room with feature fireplace
- Seperate formal dining room
- Fitted kitchen with a dining area
- Seperate utility room
- Ground floor cloakroom
- Shower Room to the principal bedroom
- Private Rear Garden
- Ample Off Road Parking With Access To Garage
- The property is within the catchment area of Dosthill Primary Academy

## Full Description

A spacious and well proportioned four bedroom detached family home which is situated in a highly desirable residential area, close to the highly recommended Dosthill Primary Academy, this property occupies a generous plot and enjoying open views to the rear. Offering versatile living accommodation including two reception areas, kitchen, utility room and garage/workshop, this property is perfectly suited to growing families seeking both internal space and an impressive outdoor setting.

The home has been well maintained and provides an excellent opportunity for buyers to personalise while benefiting from an already practical and thoughtfully arranged layout.

### THE FORE

Set back from the road, the property enjoys a private driveway providing ample off road parking and access to the garage/workshop. The attractive brick facade and established frontage create a welcoming first impression, with a covered porch leading into the entrance hall.

The garage offers excellent storage or workshop potential and could lend itself to conversion, subject to the relevant permissions, for those requiring additional living space.

### GROUND FLOOR

The entrance hall gives access to a convenient ground floor WC and leads through to the principal reception rooms. The living room is bright and generously proportioned, featuring a focal fireplace and french doors to the rear garden, allowing natural light to flood the space. The living room then connects through to the dining room and then through to the kitchen, enhancing the sense of flow throughout the home.

The separate dining room provides a more formal entertaining space or could alternatively serve as a



playroom or home office. To the rear, the kitchen is fitted with a range of wall and base units, generous worktop space and room for everyday family dining. A separate utility room offers additional storage and laundry facilities.

#### LIVING ROOM

16' 4" x 11' (4.98m x 3.35m)

#### DINING ROOM

12' 6" x 12' 10" (3.81m x 3.91m)

#### KITCHEN/DINER

13' 5" x 8' 5" (4.09m x 2.57m)

#### UTILITY ROOM

6' 4" x 5' 8" (1.93m x 1.73m)

#### WC

4' 7" x 3' 6" (1.4m x 1.07m)

#### FIRST FLOOR

The first floor comprises four well sized bedrooms arranged around a central landing with built in storage. The principal bedroom benefits from its own shower room.

The remaining bedrooms are ideal for children, guests or home working, offering flexibility to suit changing family needs. The family bathroom is fitted with a suite including a bath with an electric shower, wash basin and WC serving the additional bedrooms.

#### BEDROOM ONE

11' 6" x 11' 3" (3.51m x 3.43m)

#### BEDROOM ONE SHOWER ROOM

4' 7" x 3' 9" (1.4m x 1.14m)

#### BEDROOM TWO

11' 8" x 10' 4" (3.56m x 3.15m)

#### BEDROOM THREE

9' 9" x 7' 8" (2.97m x 2.34m)

#### BEDROOM FOUR

9' 8" x 6' 9" (2.95m x 2.06m)

#### BATHROOM

9' 8" x 6' 9" (2.95m x 2.06m)

#### THE REAR



To the rear, the property truly excels. A paved patio area provides the perfect setting for outdoor dining and entertaining, leading onto a generous lawned garden bordered by mature hedging and fencing for privacy. Beyond the garden, the property enjoys open field views of The Broom which is a charity owned field, creating a wonderful sense of space and tranquillity rarely found in residential settings. This outdoor environment makes the home particularly appealing for families and those seeking a peaceful outlook.



#### GARAGE

33' x 9' (10.06m x 2.74m)

#### ANTI MONEY LAUNDERING

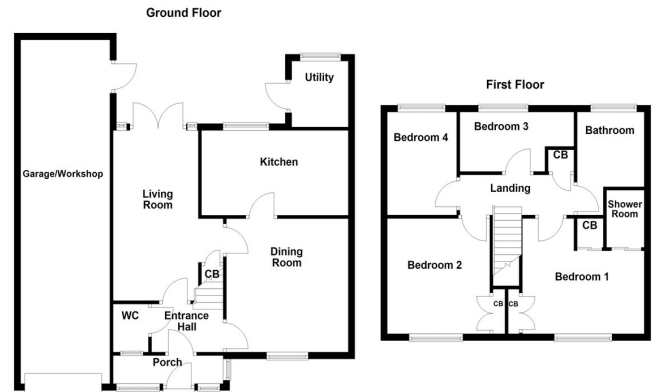
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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		75 C
55-68	D	67 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