



Church Farm Mews, Dosthill Tamworth B77 1PU

welcome to

Church Farm Mews, Dosthill Tamworth

*****RARE OPPORTUNITY***GRADE II LISTED***FIVE BEDROOMS***BEAUTIFULLY PRESENTED*** TWO CAR GARAGE *** WRAP AROUND GARDEN***
QUIET RESIDENTIAL LOCATION*** AMAZING OPPORTUNITY*****

Approach

Approached through communal entrance and driveways with block paved parking forecourt with flower and herbaceous borders, shrubs, bushes and ivy Stable style front door with external lighting, opening to:

Reception Hall

Telephone point, radiator, lightpoint and glazed paneled inner door opening to:

Inner Reception Hall

Storage cupboards, telephone point, access to cellar/ironing room, lightpoint, wall cupboards and boiler room housing the 'Potterton Kingfisher' gas central heating boiler.

From inner hallway an arched doorway opens to the:

Living Room

16' 5" max x 15' 3" (5.00m max x 4.65m)
Inglenook style fireplace with raised slate hearth, open grate with surround, polished wood mantel shelf over and additional shelves to either side and concealed spotlighting. sealed double glazed window,exposed ceiling timber, thermostat, TV point, rear garden access and understairs storage cupboard.

Cloakroom

Low flush suite, wash hand basin and extractor fan.

Family Room/ Dining Room

13' 10" x 13' 8" (4.22m x 4.17m)
Slate fireplace with stripped pine surround, coal effect gas fire, exposed ceiling timbers, TV point, radiator and sealed double glazed french doors opening to:

Conservatory

Sealed double glazed hardwood doors and windows overlooking the rear garden, light and power.

Breakfast Kitchen

15' 5" max x 11' 6" (4.70m max x 3.51m)
Range of units with toll top work surfaces, comprising inset sink unit with 'Philips Whirlpool' dishwasher with matching decor panel, base units and wall cupboards, fitted wall units with shelving, roll top breakfast bar, radiator, sealed double glazed window to rear, plumbing for washing machine, fully integrated refrigerator and freezer with matching panels, tiled splashbacks to unit areas, exposed ceiling timbers, spotlight points, ceramic hob unit with illuminated hood over and 'Philips' split level double oven and grill with storage cupboards over and under, shelving and telephone point.

First Floor

Staircase with handrail opens to the first floor landing with radiator and exposed ceiling timbers.

Bedroom One

15' 5" x 9' 2" (4.70m x 2.79m)
Sealed double glazed window to rear, exposed ceiling timbers and radiator.
leading off:

Dreasing Area/Study

Access to room space over, light and power.

En Suite

Tiled shower cubicle and 'Mira' shower fitment, shower door, pedestal wash hand basin, low flush wc, electrically heated towel rail, shelving and extractor fan and shaving point.

Bedroom Two

15' 3" x 14' (4.65m x 4.27m)
Sealed double glazed window, exposed ceiling timbers, access to roof space and radiator.

Bedroom Three

15' 4" x 11' 1" (4.67m x 3.38m)
Sealed double glazed window exposed wall and ceiling timbers, access to roof space and radiator.

Family Bathroom

Paneled bath with mixer tap shower attachment, ceramic and patterned tiled splashbacks, vanity unit with splashbacks and store cupboard below, low flush wc and bidet, sealed double glazed window and radiator.

Second Floor

Staircase with further exposed wall, ceiling timbers opens to the second floor landing with radiator and large store cupboard.

Bedroom Four

14' x 13' (4.27m x 3.96m)
Exposed timbers, sealed double glazed window and radiator.

Bedroom Five

15' 3" x 7' 5" (4.65m x 2.26m)
Two sealed double glazed windows, exposed timbers and radiator.

Shower Room

Tiled shower cubicle with 'Mira' shower unit, shower screens, pedestal wash hand basin with tiled splashbacks, low flush wc, radiator, exposed ceiling and wall timbers and shaving point.

Rear Garden

Full wrap around garden with lawn, shrubs and flower beds.

Church Farm House, Dosthill, Tamworth, B77

Approximate Area = 2424 sq ft / 225.1 sq m
 Garage = 276 sq ft / 25.6 sq m
 Total = 2700 sq ft / 250.7 sq m

For identification only - Not to scale



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**Church Farm Mews,
Dosthill Tamworth**

- RARE OPPORTUNITY
- GRADE II LISTED
- CHARACTER PROPERTY
- FIVE BEDROOMS
- THREE BATHROOMS

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£700,000



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