



20 BELVOIR, DOSTHILL PARK, DOSTHILL, TAMWORTH, STAFFORDSHIRE, B77 1JJ

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

**20 Belvoir
Dosthill Park
Dosthill
Tamworth
Staffordshire
B77 1JJ**

This expansive detached four double bedroom family home has been thoughtfully extended by the current owner to create a light and airy family home offering excellent size accommodation throughout.

With ample parking to the fore for numerous vehicles the property is entered via the enclosed porch opening through to a welcoming reception hall. Leading from the hall, the spacious lounge overlooks the front elevation and is complete with double doors opening through into the dining room. Walking through the dining room there are two sets of double doors opening to two super rooms which include a substantial conservatory and a sun lounge both enjoying extensive natural light. The optional study provides a further reception area. The breakfast kitchen comes complete with fitted base and matching wall units, built in appliances and access to the side.

To the first floor there are four excellent size double bedrooms with an ensuite bathroom to the master and a main family bathroom. The first floor offers scope to extend the property further, creating possibly a further double bedroom and ensuite, subject to planning permission.

The property sits on a corner plot providing extensive grounds to the front and rear, there are low maintenance landscaped gardens to the rear set within a walled perimeter, whilst there are further lawned gardens to the front and sides. The client had planning consent in the past to build a detached double garage. A new application for planning permission, will need to be submitted, if desired.

This wonderful and versatile home occupies this quiet road off Blackwood Road with delightful walks readily available which lead down to the River Tame and then onto the Kingsbury water park. Dosthill Park being within a short walk of the property where there is a children's play area and a nursery, ideal for young families.

Additional Information

Nearby Schooling includes: Dosthill County Primary School, High Street, Dosthill, Wilnecote High School, Tinkers Green Road, Wilnecote, Two Rivers School, Torc Campus, Silver Link Road, Tamworth.

Tenure

We can confirm that the property is freehold.

Council Tax Band

We can confirm that the council tax band for the property is F payable to Tamworth Council.

This property is offered as No Upward Chain

Viewings

Strictly via appointment through our Exclusive and Rural Homes Department at our Four Oaks Office on 0121 308 5511





Measurements are in metric with imperial shown in brackets:

Ground Floor Accommodation

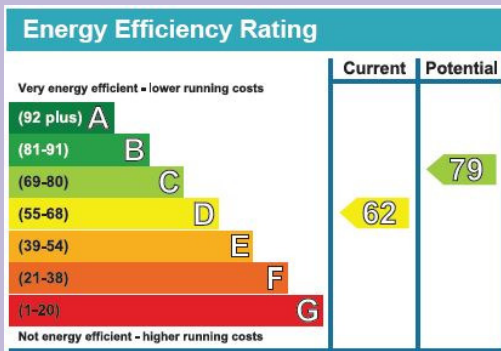
- Porch
- Welcoming Reception Hall
- Guest Cloakroom
- Substantial Lounge 6.6 max into the bay 5.84 min x 3.63 (21'8max 19'2 min x 11'11)
- Formal Dining Room 3.84 x 3.61 (12'7 x 11'10)
- Sun Lounge 6.39 x 5.04 (21' x 16'7)
- Conservatory 6.92 x 3.89 (22'8 x 12'9)
- Study 3.45 x 2.33 (11'4 x 7'8)
- Fitted Breakfast Kitchen 4.94 max 3.4min x 4.64 (16'3max 11'2min x 15'3)

First Floor Accommodation

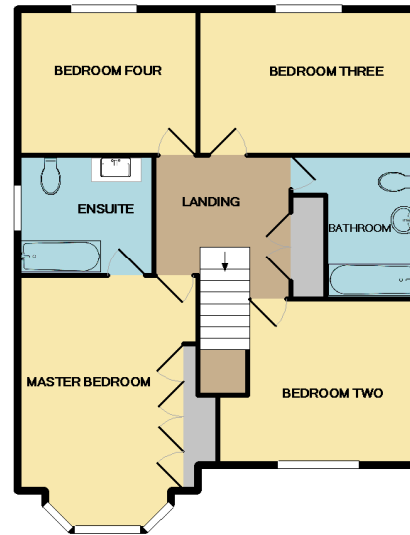
- Landing
- Master Bedroom 5.08max 4.32min x 3.69 (16'8max 14'2min x 12'1)
- Ensuite Bathroom 2.75 x 2.42 (9'1 x 8')
- Bedroom Two 4.46 x 2.87 (14'7 x 9'5)
- Bedroom Three 3.69 x 2.87 (12'2 x 9'5)
- Bedroom Four 4.07max 3.47min x 3.32max (13'4max 11'4min x 10'11)
- Main Bathroom 2.53 x 2.39 (8'3 x 7'10)

Outside

Garage 5.32 x 4.94 (17'5 x 16'3)



Aerial view of 20 Belvoir



TOTAL APPROX. FLOOR AREA 2610 SQ.FT. (242.5 SQ.M.)

15/17 Belwell Lane, Four Oaks, Sutton Coldfield, West Midlands B74 4AA
Email: erh@paulcarrestateagents.co.uk
Tel: 0121 308 5511

www.paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES