



**PAUL
CARR**
Estate Agents

Felstead Close, Dosthill
Tamworth, B77 1QD

Offers in Excess of £425,000

Life at Felstead Close begins at the end of a quiet cul-de-sac, where this family home has been owned from new and is offered with no upward chain, presenting an exciting opportunity for modernisation.

The property boasts a spacious living room, formal dining room, original kitchen with adjoining utility room, and a versatile snug/home office on the ground floor.

Upstairs, a galleried landing leads to four bedrooms, all with fitted wardrobes, including bedroom one with an en-suite and a separate family bathroom completes the accommodation.

Externally, the home benefits from a double garage and a south-facing rear garden, ideal for enjoying sunshine throughout the day and creating an inviting outdoor space.

Located in a quiet residential area of Dosthill, Tamworth, close to a range of everyday amenities. Local shops are within easy reach, along with popular pubs and cafés nearby. Dosthill Primary School and The Wilnecote School are close by, making the area convenient for families. There are good transport links with nearby bus routes and Wilnecote train station just over a mile away, while Tamworth town centre and major road links are only a short drive away.

Viewings: Strictly via appointment through our Tamworth Residential Sales Department on 01827217100

or via Tamworth@paulcarrestateagents.Co.Uk



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Sales & Lettings

Hall

Living Room 6.25m (20'6") x 3.43m (11'3")

Dining Room 3.18m (10'5") max x 3.02m (9'11")

Kitchen 3.63m (11'11") x 3.43m (11'3")

Snug/Office 3.43m (11'3") x 2.62m (8'7")

Utility 2.44m (8') x 1.47m (4'10")

WC

Double Garage

Galleried Landing

Bedroom 1 3.68m (12'1") x 3.25m (10'8")

En-suite

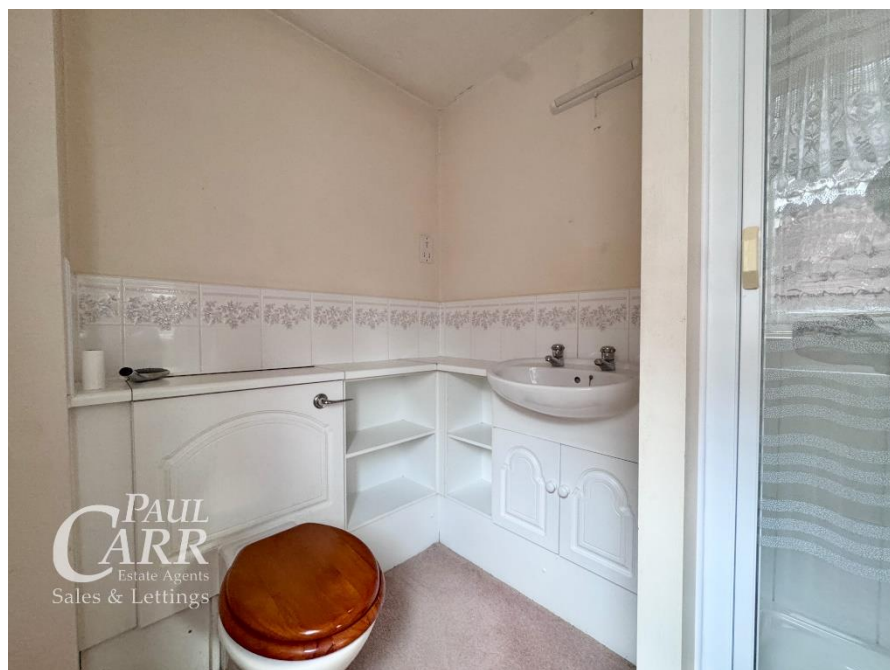
Bedroom 2 3.43m (11'3") x 3.43m (11'3")

Bedroom 3 3.43m (11'3") x 2.49m (8'2")

Bedroom 4 2.10m (6'11") x 2.07m (6'9")

Bathroom 2.16m (7'1") x 1.93m (6'4")





Floor Plan

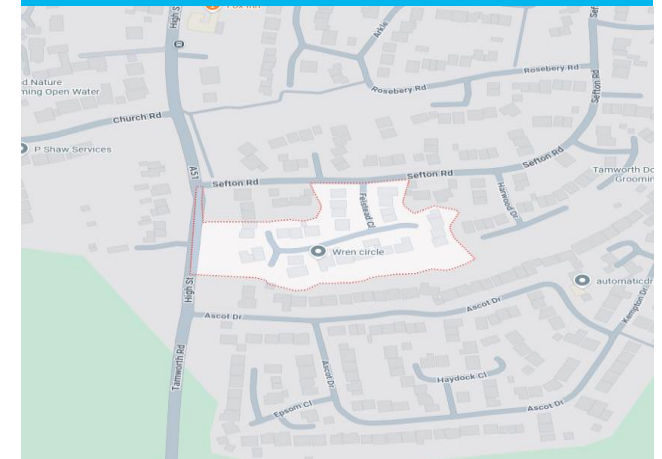
This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

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