

FOR SALE

Offers in the region of £440,000



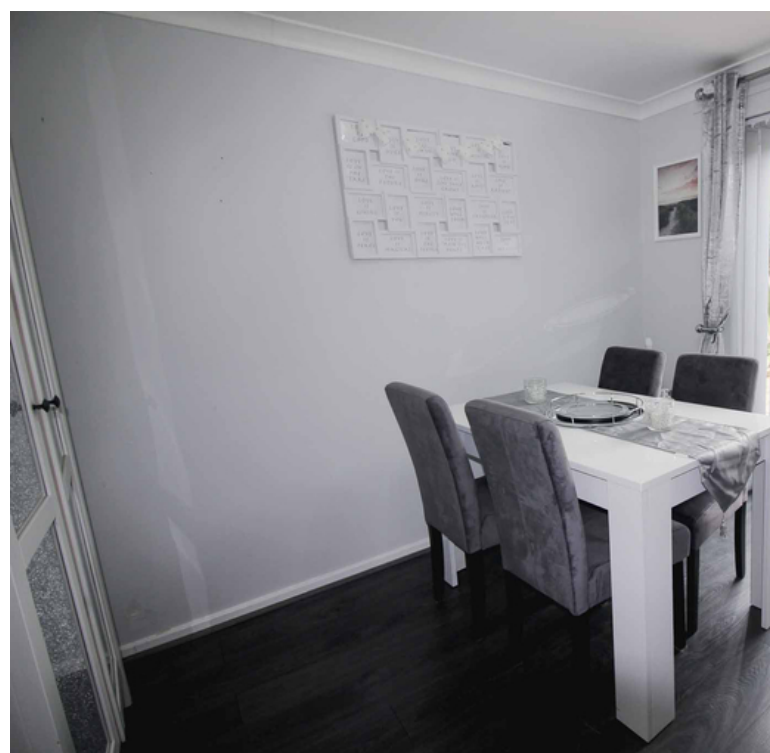
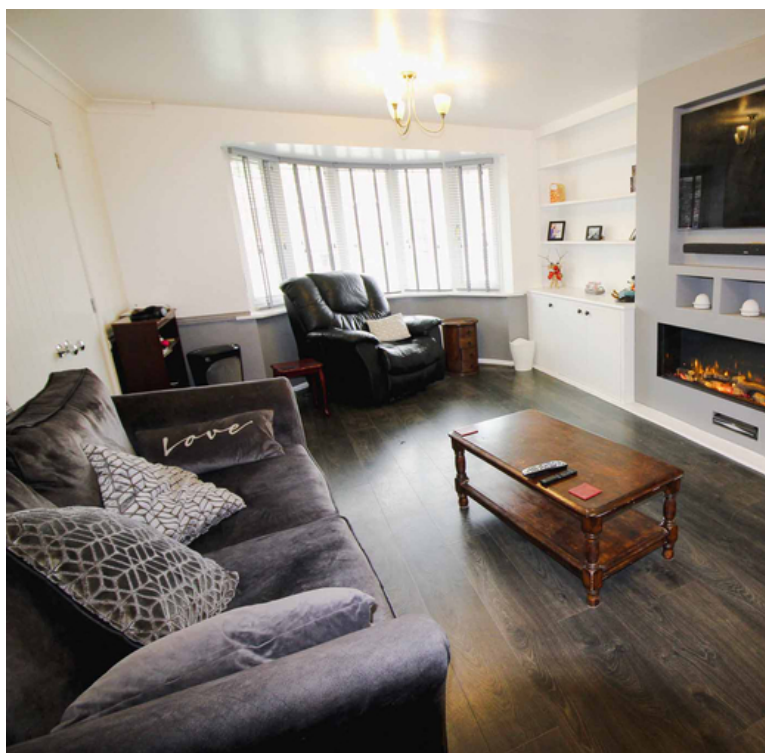
2 Dart, Hockley, Tamworth, Staffordshire. B77 5QD

- EXCEPTIONALLY SPACIOUS EXTENDED MODERN DETACHED
- FIVE GOOD FIRST FLOOR BEDROOMS
- ADDITIONAL VERY LARGE GROUND FLOOR BEDROOM/DAYROOM
- TWO RECEPTIONS
- SPACIOUS BREAKFAST ROOM/KITCHEN
- SEPARATE UTILITY
- MAIN BATHROOM
- EN-SUITE SHOWER AND GROUND FLOOR SHOWER & W.C.
- OFF ROAD PARKING
- WELL ENCLOSED GARDEN

PROPERTY DESCRIPTION

This modern detached residence is situated in a cul-de-sac on this popular development just a couple of minutes drive from access to the M42 and the A5 bypass has been virtually doubled in size to provide a superb family home. In addition to a spacious ground floor lounge and separate dining room there is a large breakfast room/kitchen and a further ground floor bedroom with an adjacent shower room and toilet which could also be used as a superb family room. On the first floor are five further really good bedrooms along with an en-suite shower room and a main bathroom.

Having the benefit of gas central heating via radiators and double glazing the accommodation comprises:



ROOM DESCRIPTIONS

SPACIOUS ENTRANCE HALL

with wood strip effect laminate flooring and

GROUND FLOOR WC OFF

ELEGANT LOUNGE (FRONT)

6.0m into wide bay window x 3.63m (19' 8" x 11' 11") having built in ultra wide log effect electric fire, grey wood strip effect laminate flooring, built in cupboards and shelving and two panel radiators.

LEADING OFF TO THE REAR IS

SEPARATE DINING ROOM

3.12m x 3.14m (10' 3" x 10' 4") again having wood strip effect laminate flooring, sliding patio doors to the rear garden and panel radiator.

SUPERB BREAKFAST ROOM/KITCHEN

5.68m x 3.24m (18' 8" x 10' 8") having range of white fronted units beneath dark work surfaces, including 1½ sink and drainer complete with mixer taps, inset ceramic hob, built in automatic dishwasher, built in fridge and freezer, built in double oven with saucepan storage above and below, built in microwave, extractor above the hob, matching wall mounted cupboards, all work surfaces having tiled splash surround, two picture windows to the rear garden, inset ceiling downlighters, cooker panel and power points.

LEADING OFF IS THE

SPACIOUS SEPARATE UTILITY

2.94m x 2.46m (9' 8" x 8' 1") having units matching the breakfast/kitchen and incorporating stainless steel double bowl sink, matching wall cupboards, panel radiator, part glazed door and window to rear garden. Here also is located the wall mounted gas fired boiler which provides central heating and domestic hot water.

ALSO LEADING OFF THE MAIN ENTRANCE HALL IS AN

INNER HALLWAY

off which lead the

SUPERB GROUND FLOOR BEDROOM/DAY ROOM

4.89m x 4.57m (16' 1" x 15' 0") having two windows to foregarden and panel radiator.

ALSO LEADING OFF THE INNER HALLWAY IS A

VERY SPACIOUS SHOWER ROOM

complete with built in electric shower. stairway from reception hall to:-

FIRST FLOOR LANDING

The agents would mention there are two boarded loft areas with one access having a pull down ladder.

Also leading off the Landing are:-

FIVE GOOD BEDROOMS AND MAIN BATHROOM

BEDROOM ONE (FRONT)

5.44m into wide recess, narrowing to 3.91m x 5.0m (17' 10" x 12' 10") having large mirror fronted walk-in wardrobe, two panel radiators and two windows to roadway.

EN-SUITE SHOWER ROOM

complete with corner shower cubicle with Mira power shower, boxed in close coupled WC and boxed in wash basin.

BEDROOM TWO (FRONT)

6.28m x 2.66m excluding wide recess (20' 7" x 8' 9") again having built in sliding door wardrobe, two panel radiators and two windows to roadway.

BEDROOM THREE (REAR)

4.71m into recess, narrowing to 3.97m x 3.2m (15' 5" x 13' 0") having two windows to rear, built in sliding mirror doored wardrobe and two panel radiators.

BEDROOM FOUR (REAR)

6.28m x 2.66m excluding wardrobe recess x 2.23m (12' 6" x 7' 4") having built in mirror doored wardrobes, panel radiator and window to rear garden.

BEDROOM FIVE (REAR)

3.2m x 2.41m excluding recess (10' 6" x 7' 11") having window to rear garden, built in wardrobe and panel radiator.

MAIN BATHROOM

having bath complete with mixer taps with telephone shower attachment and further independent electric shower and shower screen, wash basin in vanity unit, close coupled WC, chrome heated towel rail & obscured glass window.

AIRING CUPBOARD OFF LANDING

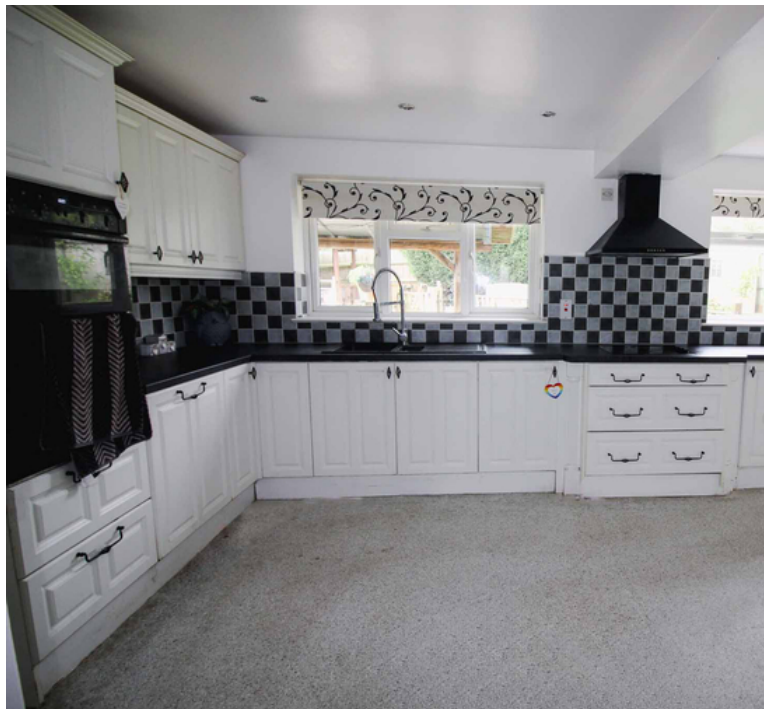
having lagged copper hot water cylinder fitted with an immersion heater.

WELL ENCLOSED REAR GARDEN

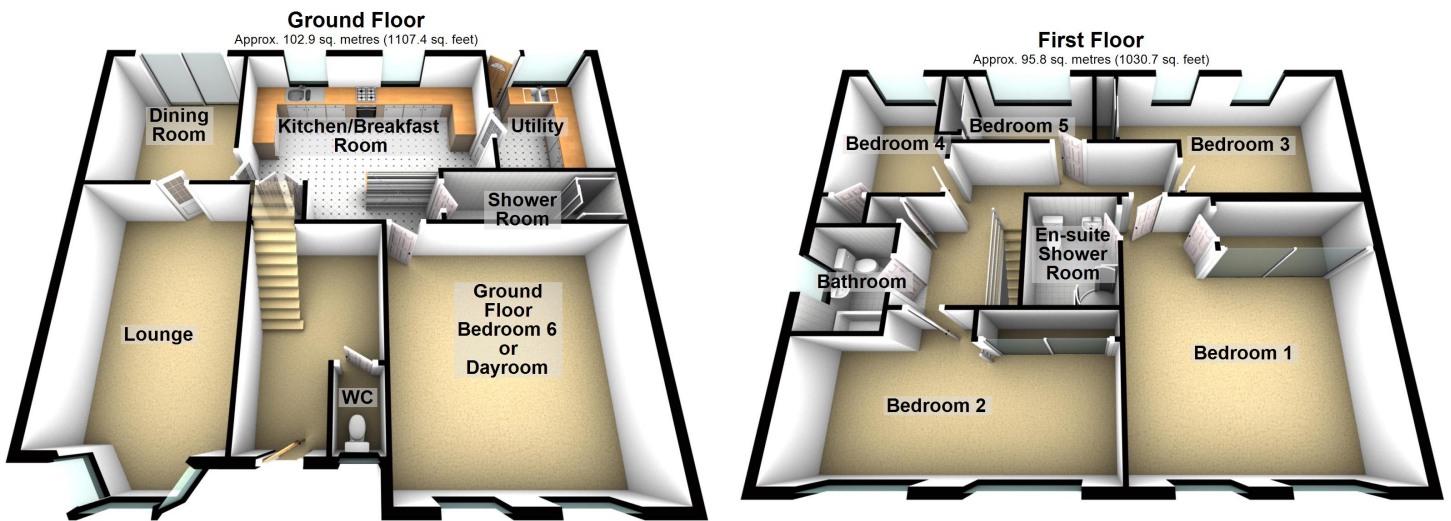
having very spacious concrete flagged patio area flanked by lawn with hard standing for garden shed, the garden being enclosed on all sides by tall close board fencing.

THE AGENTS WOULD ALSO MENTION

that the residence has solar panels on the rear roof slope which feed into the residence.



FLOORPLAN & EPC



Total area: approx. 198.6 sq. metres (2138.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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