



4 CHURCH ROW, COPPICE LANE

MIDDLETON, TAMWORTH - GUIDE PRICE £260,000

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Why this home is Chosen...

Nestled in Middleton's charming village heart, this characterful 2-bedroom cottage exudes warmth and charm. Stepping into 4 Church Row, you are welcomed by a warm and cosy lounge/ diner. Complete with traditional beams and fireplace.

The country kitchen boasts stunning views of rolling countryside, inviting culinary inspiration. A ground-floor bathroom adds convenience. Ascend to the first floor to discover a master bedroom adorned with fitted wardrobes and picturesque views to the front. A second bedroom offers ideal accommodations for guests or family.

Explore the loft via a convenient hatch and ladder, unveiling ample storage space or the potential for an additional bedroom, complete with countryside views through addition of a velux style window.

Stepping outside of the property, the rear garden is partially communal shared by the row of cottages and partially private with apples trees and a patio area for relaxation. Mostly laid to lawn with beautiful borders and stunning countryside views; the idyllic location is one to be desired!

The front of the property offers a shared, stoned driveway leading to the rear of cottages where you will find allocated parking, a quirky Piggery for each cottage and an allotment shared and maintained by the cottages. This unique cottage comes with added bonus of a garage, ideal for parking or storage.

Middleton is a quiet village in Warwickshire, superbly located between Sutton Coldfield and Tamworth. With fantastic commuter links to the M42, a short drive to Tamworth and a short drive to Sutton Coldfield, you are able to live the quiet, relaxed village lifestyle yet only be minutes away from the hustle and bustle of town life. The Belfry Golf Resort and Spa and The Fig & Olive Garden Centre are also a short drive away. The village itself offers a local shop, local pub, stunning church and local nursery school.



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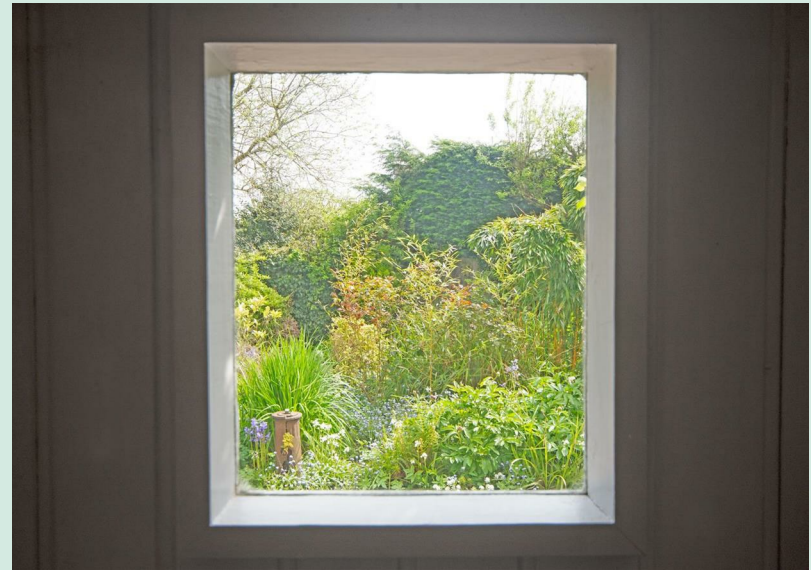
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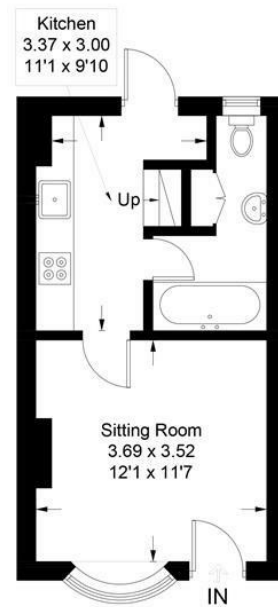
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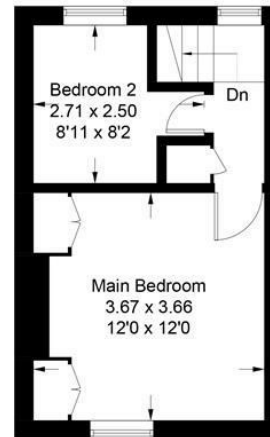
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4 Coppice Lane, B78 2AR

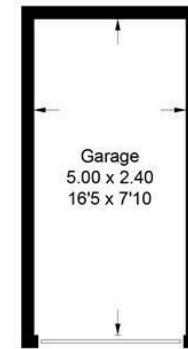
Approximate Gross Internal Area = 48.8 sq m / 525 sq ft
Garage = 12 sq m / 129 sq ft
Total = 60.8 sq m / 654 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1078673)

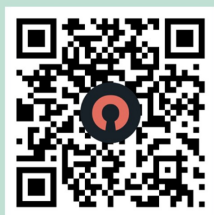
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Enquiries

4 Church Row Coppice Lane is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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



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