



# CARIAD, MIDDLETON LANE

MIDDLETON, TAMWORTH - GUIDE PRICE £1,000,000

**chosen**

## Why this home is Chosen...

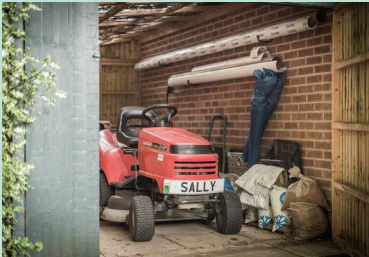
Located on the edge of the highly desirable Middleton Village, 'Cariad' is a beautifully presented four-bedroom dormer bungalow offering a blend of charm and modern convenience.

Built around 1965 and thoughtfully extended multiple times, this home now provides a superb space for modern, comfortable living. Accessed via a private driveway through electric gates, the property features a block-paved driveway with ample parking and an immaculate double garage.

A quick tour

Highlights of this well presented property include:

- \* On the edge of the sought after Middleton Village
- \* Beautifully maintained
- \* Great location
- \* Close to a plethora of commuter links
- \* Houses its own Ground Water Harvesting System
- \* Blend of charm and modern convenience
- \* Did we mention the great location?



CARIAD, MIDDLETON LANE  
MIDDLETON, TAMWORTH

chosen



## Great Location

The property provides easy access to local amenities while maintaining a peaceful, private setting.

It also benefits from excellent motorway links with the M42 just down the road, with Birmingham Airport and train station, this property is extremely accessible for the discerning commuter or traveller.

Experience the perfect balance of space, light, and modern living in this stunning dormer bungalow whilst enjoying a countryside location within easy reach to local amenities.

CARIAD, MIDDLETON LANE  
MIDDLETON, TAMWORTH

**chosen**



CARIAD, MIDDLETON LANE  
MIDDLETON, TAMWORTH



## Modern Living

Entering through a useful covered porchway, the hallway guides you through the thoughtfully designed layout. To the left, you'll find a fantastic cinema room complete with blackout blinds, mood lighting, and a star-lit sky, creating a perfect ambience for movie nights. This room leads into a versatile office/study area, currently housing two large desks.

Double doors from the hallway open into the dining room which flows into a beautiful garden room, a bright and airy space with stunning views of the garden giving you the feeling of being outdoors, making this a wonderful space for entertaining.

Further down the hallway, the well-equipped kitchen features all necessary appliances and under-cupboard mood lighting. A useful utility room is located off the kitchen, with a door providing easy access to the garden.

CARIAD, MIDDLETON LANE  
MIDDLETON, TAMWORTH

**chosen**



CARIAD, MIDDLETON LANE  
MIDDLETON, TAMWORTH



CARIAD, MIDDLETON LANE  
MIDDLETON, TAMWORTH

**chosen**



CARIAD, MIDDLETON LANE  
MIDDLETON, TAMWORTH

**chosen**





CARIAD, MIDDLETON LANE  
MIDDLETON, TAMWORTH

chosen



## Countryside views

At the end of the hallway there is a large family bathroom, which boasts a unique bath tap that changes colour to indicate water temperature. This bathroom services three downstairs bedrooms.

The hallway culminates in a fabulous, generously sized lounge, where beams of light pour in from each side. French doors open onto the garden, and a modern wall gas fireplace along with controlled lighting add to the ambiance of this inviting room.

Returning to the entrance hall, you ascend the staircase to find additional living space. At the top of the stairs, a wall of shoe closets offers extensive storage. The first floor features two bedrooms, including the master bedroom with fabulous countryside views. There is ample storage in the second bedroom and a well-sized bathroom that services both upstairs bedrooms.

CARIAD, MIDDLETON LANE  
MIDDLETON, TAMWORTH

**chosen**



CARIAD MIDDLETON LANE  
MIDDLETON, TAMWORTH

**chosen**



CARIAD MIDDLETON LANE

MIDDLETON, TAMWORTH

**chosen**



## Outdoor living

The property's exterior is equally impressive, with a beautifully landscaped wrap-around garden featuring mature borders and outdoor lighting that creates a tranquil oasis. A shed offers additional storage or workspace.

A unique feature of this property is its own irrigation system, ensuring the garden remains in pristine condition. Private gates and front-to-back access on both sides enhance the exclusivity and convenience of this home.

Finally, it benefits from an immaculately presented double garage with electrically operated doors for ease of access. To the rear is an additional gardeners potting shed, a haven for the keen gardener or just extra storage. There is further storage to the side which houses garden tools, including Sally, the family garden helper!

CARIAD MIDDLETON LANE

MIDDLETON, TAMWORTH

**chosen**



CARIAD MIDDLETON LANE  
MIDDLETON, TAMWORTH



CARIAD MIDDLETON LANE  
MIDDLETON, TAMWORTH

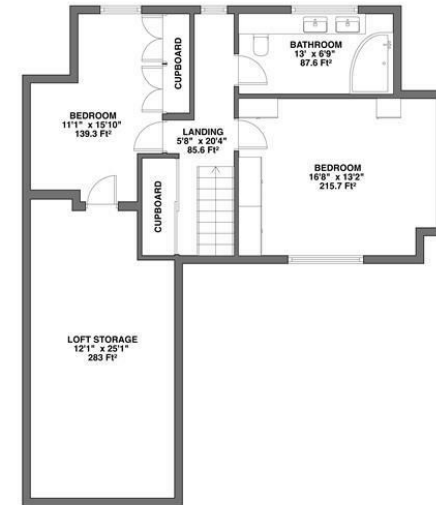
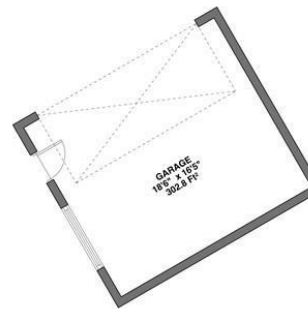


CARIAD MIDDLETON LANE  
MIDDLETON, TAMWORTH





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: 3526.5 Ft<sup>2</sup>

(ILLUSTRATION FOR IDENTIFICATION ONLY. SIZES & DIMENSIONS ARE APPROXIMATE, NOT TO SCALE)

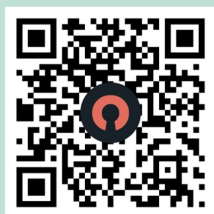
CARIAD MIDDLETON LANE  
MIDDLETON, TAMWORTH

chosen

## Enquiries

Cariad Middleton 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.



0121 222 1180  
team@chosenhome.com  
chosenhome.com

Chosen Home Limited  
3 The Courtyard, Coleshill Manor, Coleshill, B46 1DL

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		50	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



chosen