



Church Lane, Middleton  
Tamworth, B78 2AN

**£650,000**



Welcome to Row End, Church Lane in Middleton.

This impressive spacious detached family home is situated in an extremely desirable rural village location, positioned within easy access to popular local amenities and still within close reach of Sutton Coldfield and Tamworth. Boasting a variety of impressive features throughout, this property is ideal for any families searching in this wonderful village for a charming home to grow into.

Approached via a large paved driveway providing ample parking space for a growing family, the first impressions of this stunning home will not disappoint. Greeted by a spacious entrance porch with access to the double garage, and welcoming hallway, this home consists of an extended living area currently laid out with a cosy lounge, sitting area, dining area, and a bright play room with outdoor access. There is also a private reception off the main hallway with versatile use as a study, gym, or ground floor bedroom with fitted storage.

To the rear of the property is a beautiful modern, yet characterful kitchen/breakfast room, with smartly designed storage including a large walk-in pantry, plus modern fitted appliances and central island, with access to a ground floor W.C. and covered side access outside.

Upstairs off an extremely spacious landing area with further fitted storage are three brilliant size double bedrooms, plus a generously sized family bathroom with separate bath and large walk-in shower. The master bedroom boasts a space which is the full length of the first floor and features French doors.

Outside is a wonderfully private and wide rear garden, with a newly landscaped social patio area and steps down to a vast lawn. This plot is a fantastic shape providing ample space around the side of the property, where there is easy access to the oil tank which is tucked away from the garden.

Tenure: Freehold  
Council Tax Band: F







**Porch 6' 8" x 4' 10" (2.02m x 1.47m)**

**Hallway 11' 7" x 10' 11" (3.53m x 3.33m)**

**Kitchen/Breakfast Room  
18' 7" x 11' 9" (5.66m x 3.57m)**

**Study/Gym/Ground Floor Bedroom  
11' 7" x 8' 6" (3.53m x 2.60m)**

**Lounge Area 13' 11" x 11' 5" (4.23m x 3.47m)**

**Sitting Area 11' 0" x 10' 2" (3.36m x 3.10m)**

**Dining Area 12' 6" x 9' 5" (3.80m x 2.87m)**

**Play Room 11' 4" x 10' 11" (3.46m x 3.34m)**

**Ground Floor W.C. 3' 11" x 3' 0" (1.20m x 0.91m)**

**Side Passage 14' 2" x 3' 0" (4.33m x 0.92m)**

**Double Garage 17' 5" x 16' 11" (5.31m x 5.15m)**

**Bedroom One 18' 11" x 10' 11" (5.77m x 3.34m)**

**Bedroom Two 12' 0" x 11' 5" (3.65m x 3.49m)**

**Bedroom Three 11' 6" x 7' 3" (3.51m x 2.20m)**

**Bathroom 10' 7" x 6' 3" (3.23m x 1.90m)**

**Landing 12' 10" x 11' 0" (3.90m x 3.36m)**



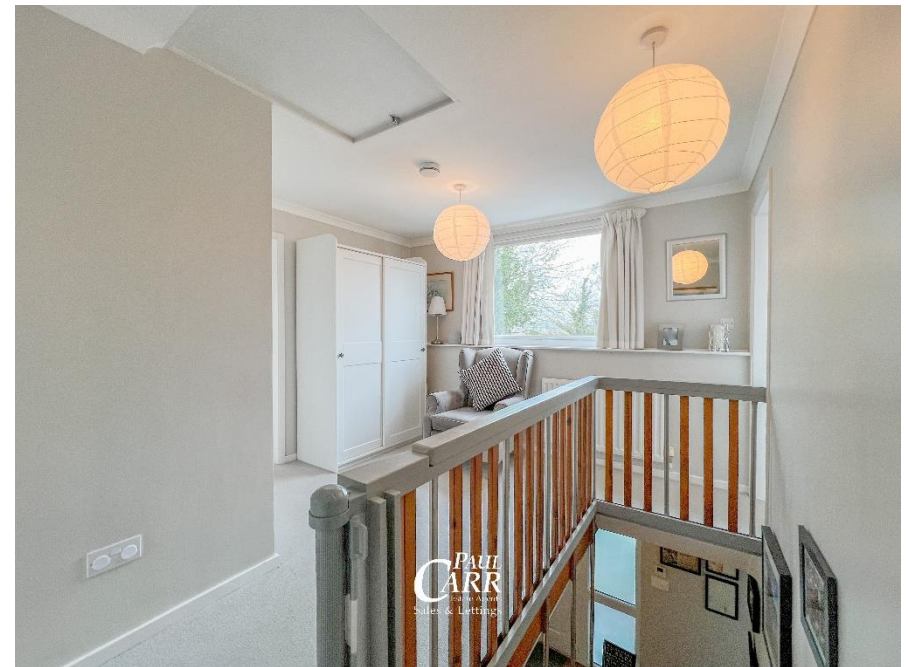






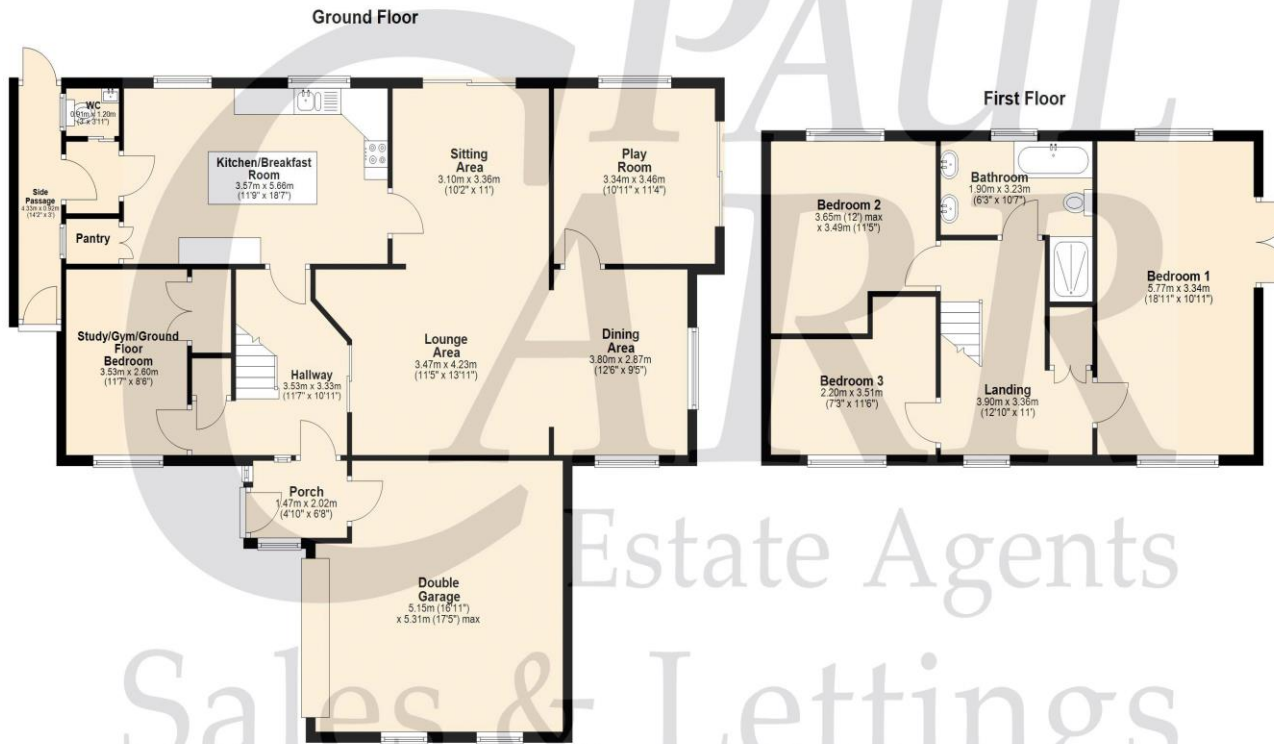






# Floor Plan

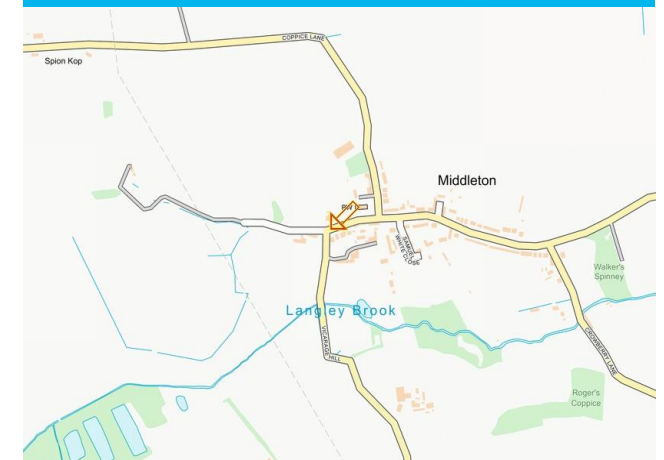
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

New  
Instruction  
Awaiting EPC

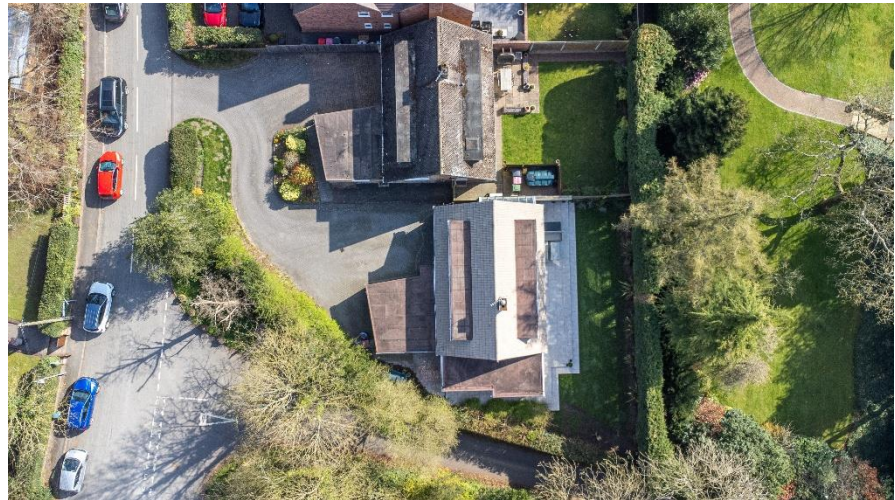
## Map Location















### ***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: March 25