



2 The Uplands, Watling Street, Hints  
Tamworth, B78 3DF

Offers in the Region Of £899,950



## **Welcome to 'Middleton House' at The Uplands, off Watling Street in Hints.**

This perfectly positioned, unique family home offers a wide range of flexibility to suit all living arrangements, with spacious accommodation throughout and a fantastic size plot occupying a beautifully maintained garden with private surroundings.

The first impressions of this versatile home are bound to impress. Located off the main road, this property boasts stunning private views out to countryside fields, providing ample privacy in every direction. There is an impressive paved driveway plus a large double garage, easily catering for ample parking space for a growing family.

Internally you are greeted with a bright entrance porch which leads into a spacious hallway with an attractive staircase. This generously sized hall offers access into a variety of reception areas, as well as a ground floor W.C and storage cupboard. There is a large living room to the rear with a feature fireplace and sliding doors out to a private patio area, and a separate cosy study room with a box-bay window overlooking the front driveway.

Off the main living room is a snug area, which flows into a beautiful open plan social/dining room, providing fantastic entertainment space for friends and family, with French doors outside, windows overlooking every aspect of the beautiful rear garden and patio, an attractive lantern window, and access to the kitchen which features attractive wooden units with fitted appliances, quality finish work surfaces, a Range-Style Cooker, and a separate utility room. This utility room provides further outdoor access which can be used to get to the double garage.

Upstairs off a large bright landing area are five well proportioned bedrooms and a main family bathroom. The main bedroom boasts stunning private views of the beautifully landscaped rear garden, plus fitted wardrobes and a tastefully modernised private en-suite shower room. The second bedroom also features fitted wardrobes and an en-suite shower room, and bedroom three has fitted storage too.

Outside is a spectacular rear garden, with a large social patio area with side access, and steps up to a vast lawn with attractive shrubbery. A wonderful place to sit is at the back of the rear garden, looking back at the property, with beautiful countryside views beyond the roof of this property.

Tenure: Freehold  
Council Tax Band: G







Porch  
6' 11" x 5' 3" (2.11m x 1.61m)

Hallway  
13' 3" x 11' 4" (4.03m x 3.46m)

Lounge  
21' 11" x 13' 8" (6.67m x 4.16m)

Study  
13' 3" x 10' 5" (4.05m into bay x 3.18m)

Snug Area  
12' 10" x 9' 5" (3.91m x 2.86m)

Social/Dining Area  
22' 1" x 12' 5" (6.73m x 3.78m)

Kitchen  
14' 9" x 11' 8" (4.49m x 3.56m)

Utility  
7' 9" x 5' 8" (2.36m x 1.72m)

Double Garage  
18' 10" x 17' 3" (5.73m x 5.27m)

Bedroom One  
17' 8" x 13' 9" (5.39m max x 4.19m)

En-Suite  
8' 4" x 4' 2" (2.55m x 1.27m)

Bedroom Two  
13' 9" x 9' 2" (4.18m x 2.79m)

En-Suite  
8' 4" x 4' 4" (2.55m x 1.33m)

Bedroom Three  
11' 9" x 9' 2" (3.57m x 2.80m)

Bedroom Four  
11' 11" x 9' 7" (3.62m x 2.92m)

Bedroom Five  
9' 6" x 9' 2" (2.89m x 2.80m)

Bathroom  
6' 8" x 6' 6" (2.04m x 1.99m)







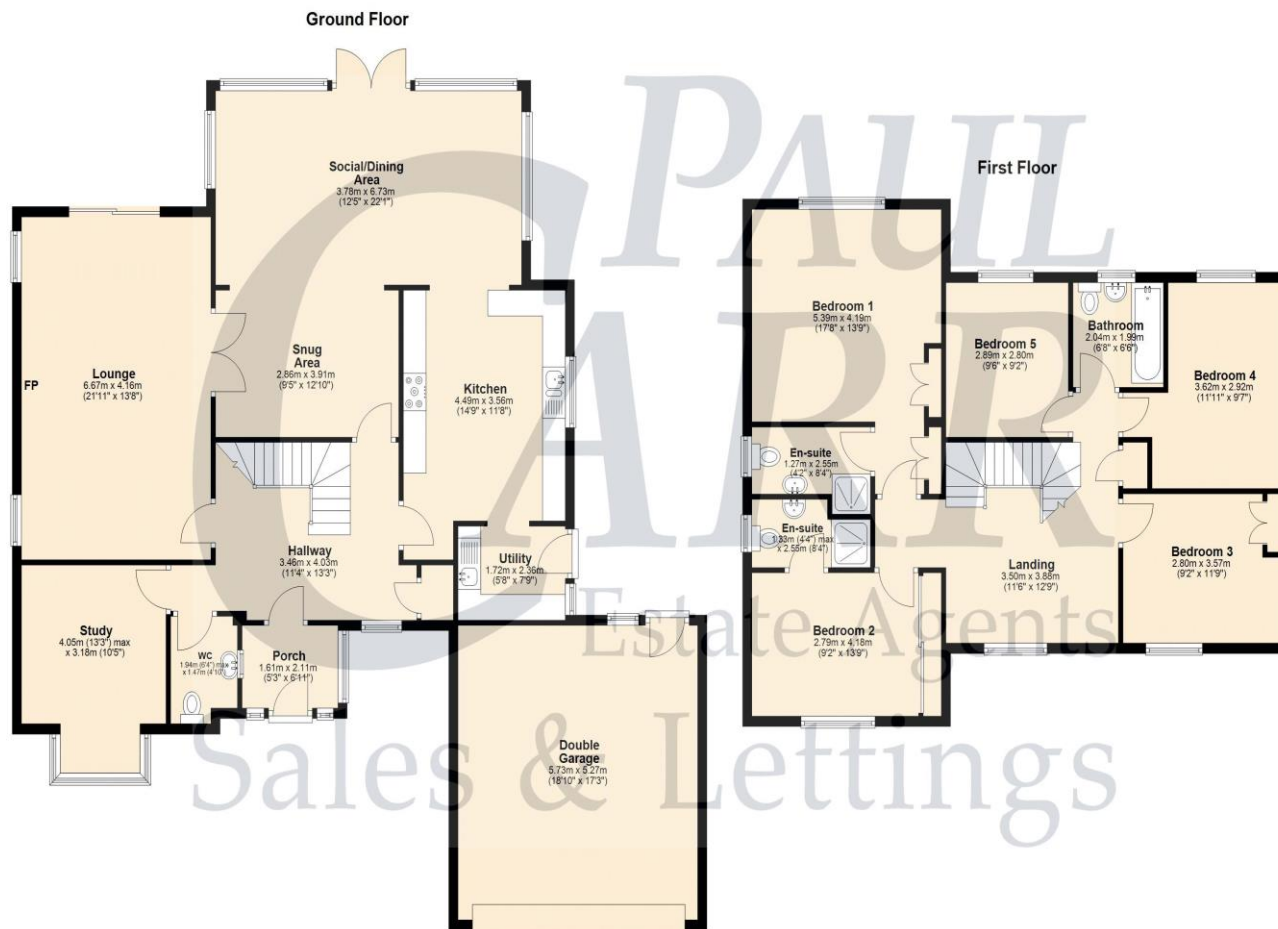






# Floor Plan

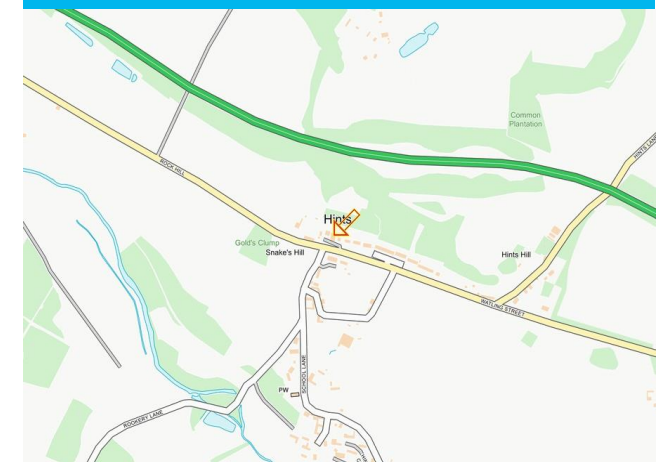
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

New Listing  
EPC to  
Follow

## 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: May 25 Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.