



Watling Street, Mile Oak
Tamworth, B78 3ND

£675,000

A modern detached family home which ticks all the boxes... **Welcome to 413 Watling Street.**

Situated set back from the road in the Mile Oak area of Tamworth, this highly impressive property has been thoroughly extended and renovated to create the ideal family home. With solar panels and fitted air-con units, the refurbishments carried out on this property have been extremely well thought through.

Sit within a spacious plot with attractive brick walls and a huge paved driveway, accessible through a stylish gated entrance operated via controls and sensors, the first impressions of this home are absolutely delightful. Internally you are greeted by a wonderful entrance hallway with wooden flooring flowing throughout the ground floor, plus under-stair storage and a charming 'dog house' which leads into a cosy living room to the fore. This private lounge area features a beautiful bay window and a log burner, ideal use for a cosy evening room.

To the rear of the ground floor is the main social hub of this home, a fantastic space for entertainment with family and friends, across an attractive kitchen/diner area with a central island, ample built-in storage, a second living/sitting area, sky light windows and impressive bi-fold doors out to the stunning South Facing rear garden. Off the kitchen area is a separate utility room with further outdoor access and another sky light window with high ceilings, plus a guest W.C, and integral access to a huge garage with versatile usage.

The first floor of this delightful home features four large double bedrooms and a main family bathroom, plus a huge window off the landing allowing plenty of natural light. All bedrooms in this property have plenty of room to grow into, with the main bedroom benefitting from a charming bay window and fitted wardrobes. The main family bathroom is wonderfully fitted and decorated, with a separate shower and freestanding bath.

Moving up to the second floor is another fantastic size bedroom, the size of a large studio-flat, with a private en-suite bathroom featuring another freestanding bath. This top floor also has versatile use, and has further loft storage plus beautiful views out to the rear garden.

Outside on this spacious plot is a wonderful rear garden, thoughtfully planned with a large social patio area, high quality artificial lawn, attractive flower beds and private fenced enclosure.



Ground Floor

Hallway 16' 0" x 6' 7" (4.88m x 2.00m)

Lounge 12' 5" x 11' 11" (3.78m x 3.64m)

Sitting Area 12' 10" x 10' 10" (3.90m x 3.30m)

Open Plan Kitchen/Diner 22' 3" x 18' 9" (6.78m x 5.72m)

Utility 11' 11" x 8' 6" (3.63m x 2.59m)

W.C. 4' 10" x 2' 6" (1.48m x 0.76m)

Integral Garage 29' 10" x 12' 1" (9.10m x 3.69m)

First Floor

Bedroom One 12' 5" x 11' 11" (3.78m x 3.62m)

Bedroom Two 13' 3" x 11' 11" (4.05m x 3.64m)

Bedroom Three 12' 10" x 10' 10" (3.92m x 3.31m)

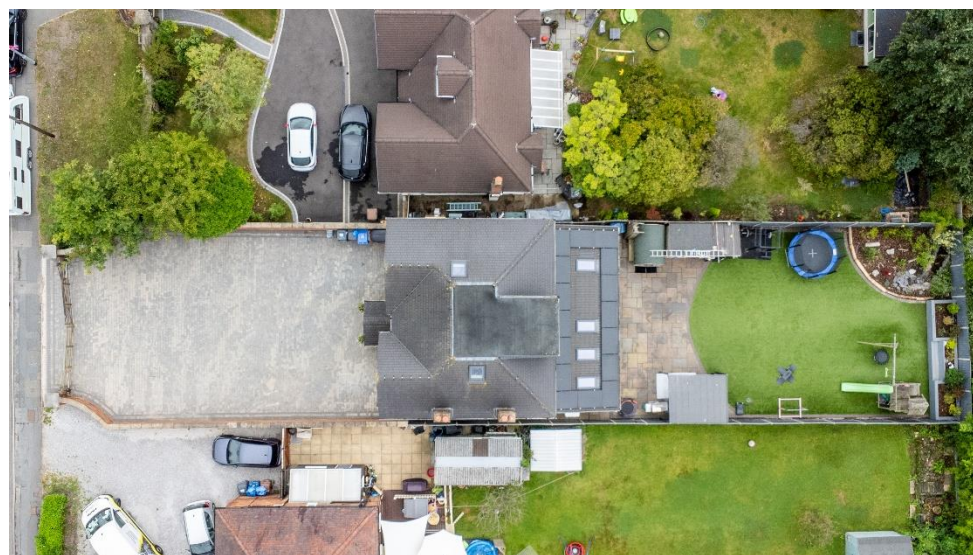
Bedroom Four 11' 10" x 12' 0" (3.60m x 3.67m)

Bathroom 8' 11" x 7' 1" (2.73m x 2.17m)

Second Floor

Bedroom Five 21' 4" x 20' 10" (6.50m x 6.35m MAX)

En-Suite Bathroom 9' 3" x 7' 3" (2.82m x 2.21m)







Floor Plan

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



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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: Aug 25