



Sutton Road, Mile Oak, Tamworth, B78 3PE

**Offers Over £700,000**



This detached, gated property has been a happy for home for 18 years and offers a combination of privacy and spaciousness.

Upon entering, you're greeted by a generous porch and hallway that set a welcoming tone. A few steps lead down into the living and dining area, creating a cozy, sunken space perfect for relaxation or entertaining. The well-fitted kitchen comes equipped with integrated appliances, blending convenience with modern design. In addition to the main living areas, there's a versatile office space that could double as an extra bedroom if needed. A utility room and bathroom add practicality.

Upstairs, the home boasts three bedrooms, two of which have en-suite bathrooms, offering plenty of comfort.

Outside, the south-east facing garden is a peaceful and secluded retreat, ideal for outdoor enjoyment. At the garden's end sits a log cabin, which provides additional versatile space, perfect for a gym, home office, or creative studio.

The historic town of Tamworth enjoys excellent transport links to nearby towns and cities such as Lichfield, Birmingham, Coventry, and the Black Country, all easily accessible for commuters. In the town centre, there are two key shopping destinations: the Ankerside Shopping Centre, which provides a range of stores, and Ventura Retail Park, home to numerous retail brands, supermarkets, and dining options.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)





Porch

Hall

Living/Dining Room  
7.57m (24'10") x 6.96m (22'10") max

Kitchen  
9.36m (30'8") x 2.84m (9'4")

Utility  
2.95m (9'8") x 1.14m (3'9")

Office  
2.95m (9'8") x 2.87m (9'5")

Bathroom

Garage

Landing

Bedroom 1  
5.16m (16'11") max x 4.17m (13'8")

En-suite

Bedroom 2  
3.96m (13') x 3.84m (12'7")

En-suite

Bedroom 3  
3.53m (11'7") x 3.25m (10'8")







# Floor Plan

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



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 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: