



Church Lane, Middleton
Tamworth, B78 2AW

Offers in Excess of £575,000

Manningford is a most attractive contemporary, individually designed detached four bedroom residence which boasts a wealth of eye-catching features. Having been generously refurbished and extended recently, this fantastic family home is ideal for those who are looking to really upgrade their living situation and ensure that they are residing in a top quality house for many years to come in this quaint village location – Get in touch now to find out the photo truth!

Upon entering the palatial hallway, double doors give way to the living room which enjoys dual aspect views and sliding doors to the front sun terrace – ideal for alfresco dining capturing the evening sun making it the perfect space to relax and unwind at the end of the day. The kitchen/dining/family area opposite the lounge, also benefits from a sliding door bringing in a wealth of natural light through the electric window blinds. The kitchen comprises integrated laundry facilities, sleek cabinets which are a mixture of white and grey and a centre island – making it also a great space to entertain and socialise, whilst enjoying stunning views of the garden and fields to the rear.

An impressive first floor landing, with sensor lowlights, a full height picture window and a wood and glass balustrade providing unobstructed views and a wealth of natural light beaming in encompasses four bedrooms and a modern family bathroom. Bedrooms three and four enjoy open fields to the rear, whilst bedrooms one and two benefit from Juliette balconies.

Outside, the garage is accessible from the drive and the rear garden enjoys a patio and open aspect views of the farmlands and beyond.

The property sits within the heart of the picturesque village of Middleton and enjoys countryside views overlooking farmland and a delightful location in which to appreciate quiet village life whilst being within easy reach of amenities in Sutton Coldfield and Tamworth.

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

or via Fouroaks@paulcarrestateagents.co.uk



Living Room
27' 1" x 11' 0" (8.25m x 3.35m)

Family Area/Kitchen/Dining
28' 1" x 13' 0" (8.55m x 3.96m)

Bathroom
9' 1" x 3' 11" (2.77m x 1.19m)

Garage

Bedroom One
17' 0" x 11' 1" (5.18m x 3.38m)

Bedroom Two
14' 1" x 9' 0" (4.29m x 2.74m)

Bedroom Three
11' 0" x 6' 11" (3.35m x 2.11m)

Bedroom Four
9' 1" x 9' 1" (2.77m x 2.77m)

Bathroom
9' 1" x 7' 1" (2.77m x 2.16m)





Floor Plan

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

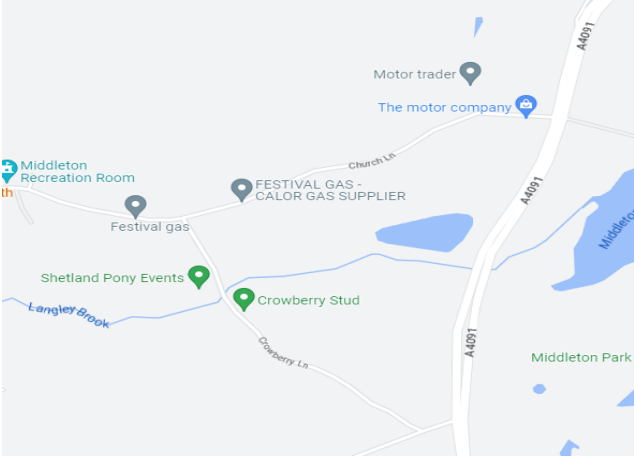


Total area: approx. 142.3 sq. metres (1531.9 sq. feet)
Manningford

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 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: 21st March 2023