



Chapel Drive

Mile Oak, Tamworth, Staffordshire, B78 3PX

£795,000



# Property Features

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- Superb and Extremely Spacious Executive Detached Family Home
- Impressive Hallway
- Spacious Lounge, Large Separate Dining Room
- Study
- Guest Cloakroom
- Breakfast Kitchen, Utility Room
- Six Good Sized Bedrooms, Master With Dressing Area and En-Suite
- Jack & Jill En-Suite to Bedroom Three/Four, Family Bathroom
- Double Garage, Block Paved Driveway
- Well Maintained Private Garden

## Full Description

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Taylor Cole Estate Agents are proud to introduce 'Oakleigh House'.

Nestled amidst a lush oasis of tranquility, 'Oakleigh House' stands as an emblem of opulence and exclusivity, veiled discreetly behind a meandering private drive and an imposing gated entrance. This executive detached property embraces the essence of privacy, offering a serene sanctuary away from the excellent commenting road it is located off.

A picturesque journey begins as you approach the residence from its private drive and gated entrance and greeted by block-paved driveway which in turn offers ample off-road parking. The double garage door is access from here, along with the front entrance door.

### RECEPTION HALLWAY

14' 11" x 10' 1" (4.55m x 3.07m)

Providing an excellent first impression, this impressive hallway has a staircase leading off to the first floor landing, ceiling downlighters, radiator, intercom phone for electric gates, built-in understairs storage cupboard, wood grain finish flooring, doors leading to:

### GUEST CLOAKROOM

Fitted with a white suite of close coupled WC and wash hand basin set in vanity unit, complementary tiling surround, ceiling downlighters, extractor fan, radiator, obscure double glazed window to the side, wood grain finish flooring.

### LOUNGE

21' 7" x 16' 2" (6.58m x 4.93m)

This stunning room has a double glazed bay window which overlooks the front of the property, two double glazed windows to the side, ceiling downlighters, two radiators, wood grain finish flooring, double doors leading through to:

### DINING ROOM

14' 4" x 16' 2" (4.37m x 4.93m)

Double glazed French doors lead out to the garden patio which make this dining room ideal for entertaining, and having ceiling downlighters, two radiators, wood grain finish flooring, door leading to:

### OPEN PLAN BREAKFAST KITCHEN

22' 8" x 12' 0" (6.91m x 3.66m)

This attractive and spacious room overlooks the rear garden via the double glazed window and has been fitted with an excellent range of matching base units and drawers with granite working surfaces over to include breakfast bar, wine rack and shelving, and having complementary tiling surrounds, under-counter sink unit with hot and cold mixer tap over, two built-in 'Neff' ovens, four ring electric hob and extractor hood over, integrated fridge/freezer, integrated dishwasher, further range of matching wall mounted cupboards to include plate rack and glass fronted display cabinets with inset downlighters, ceiling



downlighters, radiator, tile effect flooring, double glazed French doors to conservatory, door to:

#### UTILITY ROOM

7' 4" x 6' 1" (2.24m x 1.85m)

Fitted with a double base unit with roll top working surface over and complementary tiling surrounds, inset single drainer stainless steel sink unit, recess and plumbing for automatic washing machine, recess and point for additional electric appliance, ceiling light point, wall mounted central heating boiler, radiator, tiling to floor, double glazed door to the side elevation.

#### CONSERVATORY

12' 1" x 10' 7" (3.68m x 3.23m)

Being of brick and UPVC double glazed construction and having wood grain finish flooring, power points, UPVC double glazed French doors leading out to the garden patio.



#### STUDY

11' 3" x 9' 3" (3.43m x 2.82m)

The study has an excellent range of fitted furniture, ceiling downlighters, wood grain finish flooring, radiator, double glazed window to the front of the property.



#### FIRST FLOOR GALLERY LANDING

This attractive feature of the property has ceiling downlighters, staircase leading off to the second floor, built-in understairs storage cupboard, radiator, built-in airing cupboard housing the hot water tank, doors to:

#### MASTER BEDROOM

13' 11" x 12' 5" (4.24m x 3.78m)

The spacious master bedroom overlooks the rear garden via the double glazed window and has ceiling downlighters, radiator, open access to:

#### DRESSING AREA

8' 4" (into wardrobes)" x 4' 7" (into wardrobes)" (2.54m x 1.4m)

With ceiling downlighters, range of fitted wardrobes, door to:

#### EN-SUITE

6' 10" x 8' 3" (2.08m x 2.51m)

Fitted with a suite of walk-in shower cubicle with chrome coloured shower fitment, close coupled WC, bidet and wash hand basin set in vanity unit, complementary wall tiling, ceiling downlighters, combination downlighter/extractor fan, radiator, obscure UPVC double glazed window.



#### BEDROOM TWO

13' 10" x 13' 1" (into bay)" (4.22m x 3.99m)

A further double bedroom with a double glazed bay window overlooking the front of the property, built-in double wardrobe, ceiling light point, radiator, door to:

#### 'JACK' AND 'JILL' EN-SUITE

9' 4" x 4' 11" (2.84m x 1.5m)

Fitted with a suite of corner shower cubicle with 'Mira' shower fitment, close coupled WC and pedestal wash hand basin, complementary wall tiling, laminate flooring, ceiling downlighters, combination downlighter/extractor fan, electric shaver point, radiator, obscure double glazed window to the side.

#### BEDROOM THREE

14' 7" x 11' 8" (4.44m x 3.56m)

Overlooking the rear garden via the double glazed window, bedroom three is a further generous sized double bedroom with two built-in double wardrobes, ceiling downlighters, radiator, laminate flooring, door to 'Jack' and 'Jill' en-suite.





#### BEDROOM FOUR

11' 6" x 8' 6" (3.51m x 2.59m)

Having a ceiling light point, laminate flooring, radiator, double glazed window overlooking the rear garden.

#### FAMILY BATHROOM

10' 8" x 6' 5" (3.25m x 1.96m)

Fitted with a white suite of panelled bath with mixer tap and shower attachment over, close coupled WC and wash hand basin set in vanity unit, complementary wall tiling, ceiling downlighters, combination downlighter/extractor fan, electric shaver point, radiator, obscure UPVC double glazed window.

#### SECOND FLOOR LANDING

With a ceiling light point, double glazed roof window to rear, doors to:

#### BEDROOM FIVE

21' 8" x 9' 4" (6.6m x 2.84m)

This double bedroom has sloping ceilings, two double glazed roof windows to rear, ceiling downlighters, two double built-in wardrobes.

#### BEDROOM SIX

9' 6" x 9' 4" (2.9m x 2.84m)

With a double glazed roof window to rear, ceiling light point, laminate flooring.

#### OUTSIDE

##### DOUBLE GARAGE

18' 9" x 19' 8" (5.72m x 5.99m)

Having two electric remote control up and over entrance doors, obscure double glazed window, power points, ceiling strip light points, door to the side.

#### PRIVATE REAR GARDEN

This attractive and private rear garden has a paved pathway from side entrance gate and a further paved pathway from the side garage door, lawned area to the side of the property, large paved patio area across the full width of the rear elevation, with the garden itself mainly laid to lawn with mature shaped borders incorporating a variety of flowering plants, shrubs and evergreens.

#### SECURITY

Please note the property is protected by an intruder alarm system.

#### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the number provided.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

6a Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements