



Manor Road

Mile Oak, Tamworth, B78 3NB

Offers Over £200,000

Property Features

- Mid-terrace three bedroom home in Tamworth
- Scope for possible renovations
- Two generous reception rooms
- Kitchen with potential to remodel or extend
- Separate shower room and WC
- Built in storage cupboards in the living room
- Spacious rear garden with mature lawn
- Possibility to extend
- Ideal for first time buyers, investors or families
- Located close to local shops, schools and amenities

Full Description

A traditional three bedroom mid-terrace home located in Tamworth and offering excellent potential for modernisation throughout. The property benefits from two reception rooms, a generous rear garden and well proportioned bedrooms, making it a great opportunity for buyers looking to put their own stamp on a property.

THE FORE

The property is set back from the street with a lawned frontage and pathway leading to the entrance door. Off-Road parking is available with the driveway and the house forms part of a terrace of similar homes.

GROUND FLOOR

The entrance hall gives access to both reception rooms and stairs to the first floor. The living room has a large window overlooking the garden allowing in plenty of natural light. The dining room sits at the rear and provides a generous second reception space. The kitchen leads off the living room and offers space for appliances and potential to reconfigure or modernise to suit personal needs. Storage cupboards are located off the hallway providing useful household storage.

LIVING ROOM

20' 8" x 9' 8" (6.3m x 2.95m)

DINING ROOM

10' 8" x 9' 7" (3.25m x 2.92m)

KITCHEN

12' 1" x 5' 9" (3.68m x 1.75m)

FIRST FLOOR

The first floor landing leads to three bedrooms. Bedroom



one and two are good sized doubles overlooking the garden. Bedroom three is ideal as a single room, nursery or home office. The shower room is separate from the WC, offering the opportunity to combine into a single larger bathroom if required.

BEDROOM ONE

11' 2" x 10' 9" (3.4m x 3.28m)

BEDROOM TWO

11' x 9' 9" (3.35m x 2.97m)

BEDROOM THREE

9' 5" x 7' 8" (2.87m x 2.34m)

SHOWER ROOM

6' 1" x 5' (1.85m x 1.52m)

WC

6' 1" x 2' 6" (1.85m x 0.76m)

THE REAR

The home features a substantial rear garden with a large lawned area, mature planting and ample room for outdoor seating, landscaping or the addition of outbuildings. The garden also presents excellent potential for future extensions subject to planning.

ANTI MONEY LAUNDERING

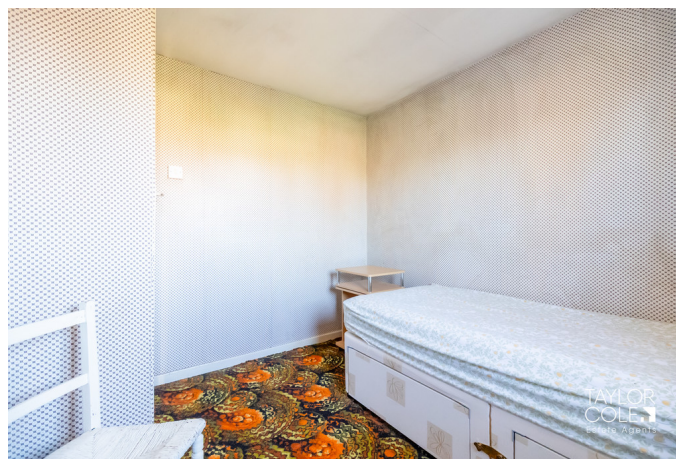
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

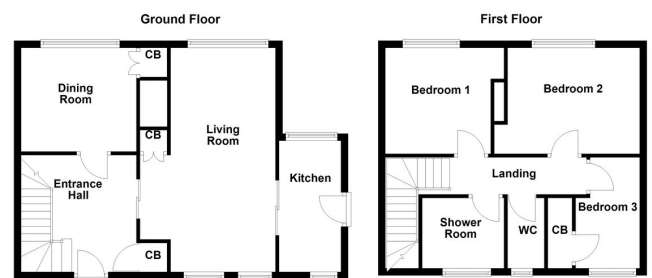
TENURE

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 contact number provided.





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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