



Mai Dunn Hints Road, Mile Oak TAMWORTH

**burc
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edwards**



Property Description

A rare opportunity to buy on this stretch of Hints Road, this detached home has a lot to shout about!

The home features four great sized bedrooms, one of which with an en suite, a spacious kitchen, large lounge, conservatory and a dining room. The property is very well presented throughout and offers lots of space for a large family- or for entertaining!

Externally, the home is equally impressive. The property is bursting with kerb appeal and sits securely behind a gated driveway that provides plenty of parking in front of the home. There is gated side access leading to a garage and further parking to the rear of the home for when guests come to call. The garden is one of the defining features of the home boasting a large patio, spacious lawn, wood store / workshop and a spa that has a surrounding balcony and additional outdoor seating.

Any property description will fail to do this home justice- we highly recommend exploring the home with our virtual tour and encourage a call to the office to arrange your tour of the home.

Entrance Hallway

Double glazed door to front elevation.

Guest W.C

Double glazed window to rear elevation, W,C and electric wall heater.

Lounge

14' 9" max x 25' 6" (4.50m max x 7.77m)
Double glazed window to front elevation, three central heating radiators and bi folding doors to conservatory.

Dining Room

10' 11" x 12' max (3.33m x 3.66m max)
Double glazed windows to front and side elevations and central heating radiator.

Kitchen

17' 7" max x 11' 11" (5.36m max x 3.63m)
Double glazed windows to side and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, Cookmaster with seven burner hob, cooker hood, central island, double fridge freezer, under stairs storage and column radiator.

Utility Room

Work surfaces, space and plumbing for washing machine.

Conservatory

11' 10" x 13' 1" (3.61m x 3.99m)
Double glazed windows to rear and side elevations, central heating radiator.

Landing

Loft access with ladders, central heating radiator and solid oak flooring.

Bedroom One

12' x 10' 10" (3.66m x 3.30m)
Blacony, central heating radiator, solid oak flooring and walk in wardrobe.

En-Suite

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit and walk in shower cubicle.

Bedroom Two

12' 6" max into wardrobe x 11' 10" (3.81m max into wardrobe x 3.61m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

11' 11" x 11' (3.63m x 3.35m)
Double glazed window to front elevation and central heating radiator.

Bedroom Four

6' 7" max x 17' 8" to wardrobe (2.01m max x 5.38m to wardrobe)
Two double glazed windows to front elevation and central heating radiator.

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, panelled bath, shower cubicle and fully tiled walls.

Office

6' x 8' 4" plus recess (1.83m x 2.54m plus recess)
Power and lighting.

Gym/ Workshop

20' 7" x 9' (6.27m x 2.74m)
Double glazed window to side elevation, double glazed patio doors to rear elevation and cold water feed.

Spa

20' x 9' 4" (6.10m x 2.84m)
Power, lighting, under floor heating, bar area and space for hot tub.

Covered Seating Area

11' 2" x 10' (3.40m x 3.05m)
Heating and tiled flooring.

Front Garden

Block paved driveway with secure gated access to the front.

Rear Garden

Large lawned area, decked seating area, fencing to all boundaries and access to outbuildings.

Garage

23' 5" x 15' 3" (7.14m x 4.65m)
Power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Council Tax
 Awaited Band: E

Tenure: Freehold

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