TAYLOR COLE
Estate Agent

Watling Street

£268,000

Mile Oak, Tamworth, B78 3NE

Property Features

- Three bedroom semi detached home
- Spacious living room and separate dining room
- Bright conservatory overlooking the rear garden
- Fitted kitchen with ample storage
- Convenient ground floor shower room
- First floor family bathroom
- Landscaped rear garden
- Rear vehicular access with potential for off-road parking
- Well-proportioned bedrooms
- Convenient location close to local amenities, schools and transport links

Full Description

Situated in a well-established residential location, this well-presented three bedroom semi detached home offers spacious and versatile accommodation, making it an ideal purchase for first time buyers, growing families or those looking to downsize. Combining generous living areas with practical features throughout, the property provides everything needed for comfortable day-to-day family life. The accommodation includes a spacious living room, separate dining room, fitted kitchen, conservatory and the added convenience of a ground floor shower room. Upstairs are three well-proportioned bedrooms and a family bathroom, while the rear garden offers an additional benefit with rear vehicular access, providing potential off-road parking if desired.

THE FORE

The property enjoys an attractive frontage with a welcoming entrance and a neat, low maintenance approach. Its semi detached position provides an appealing sense of space, while the surrounding homes create an established and family-friendly setting.

Conveniently located close to local amenities, schools and transport links, the property is well positioned for commuters and families, offering excellent everyday convenience.

GROUND FLOOR

Stepping inside, the entrance hall leads through to a spacious living room which provides a comfortable setting for relaxing with family. A separate dining room offers the ideal space for entertaining, family meals or hosting guests, creating a practical layout that suits modern living.

The fitted kitchen offers ample storage and preparation space and opens into the conservatory, providing a bright additional reception room overlooking the garden. A particularly useful feature is the ground floor shower room,

offering added convenience for busy households, visiting guests or those seeking greater accessibility without relying solely on the first floor bathroom.

LIVING ROOM
10' 8" x 13' 7" (3.25m x 4.14m)

DINING ROOM
8' 1" x 11' 2" (2.46m x 3.4m)

KITCHEN
13' 9" x 7' 3" (4.19m x 2.21m)

SHOWER ROOM
7' 7" x 6' (2.31m x 1.83m)

CONSERVATORY
10' 5" x 8' 2" (3.18m x 2.49m)

FIRST FLOOR
The first floor comprises three well-proportioned bedrooms, all offering flexible accommodation for growing families, guests or those requiring a dedicated home office. Each room enjoys plenty of natural light, creating bright and welcoming spaces throughout.
Completing the first floor is the family bathroom, while built-in storage in bedroom one helps keep the home organised and practical for everyday living.

BEDROOM ONE
10' 9" x 10' 6" (3.28m x 3.2m)

BEDROOM TWO
8' x 11' 2" (2.44m x 3.4m)

BEDROOM THREE
7' 9" x 10' 6" (2.36m x 3.2m)

BATHROOM
5' 5" x 7' 5" (1.65m x 2.26m)

THE REAR
The rear garden has been thoughtfully landscaped with a combination of decorative planting, established borders and seating areas, creating an attractive outdoor space to enjoy throughout the year. The conservatory opens directly onto the garden, providing an excellent connection between the indoor and outdoor living areas.
A particularly valuable feature is the rear vehicular access.

While the access is currently enclosed by fencing, it offers the potential to reinstate off-road parking at the rear of the property, giving purchasers additional flexibility should they wish to make use of it in the future.

ANTI MONEY LAUNDERING

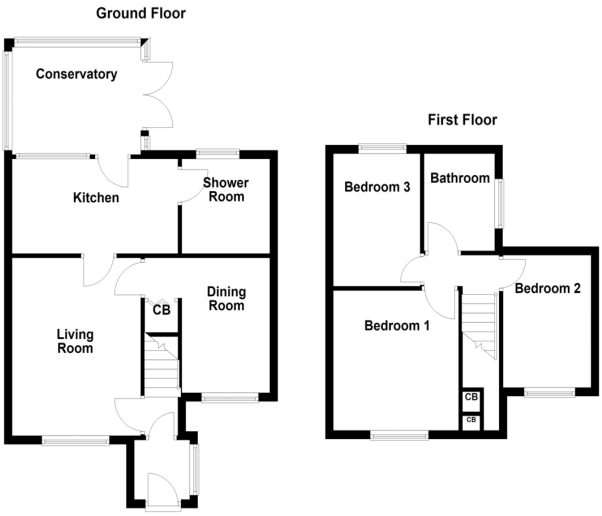
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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