



Sutton Road

Mile Oak, Tamworth, , B78 3PE

Offers In Region Of £625,000

Property Features

- Spacious three bedroom detached family home
- Large open-plan living, dining area
- Stylish kitchen/breakfast room with modern fittings
- Contemporary ground floor bathroom and separate utility room
- Versatile ground floor study or fourth bedroom
- Two en-suite shower rooms to bedrooms one and two
- Stunning South Facing Rear Garden
- Gated driveway with ample parking and integrated garage
- Purpose built cabin – ideal for gym or office
- Freehold

Full Description

Located on the desirable Sutton Road in Mile Oak, Tamworth, this impressive three bedroom detached home offers spacious, versatile living ideal for families or those working from home. Beautifully presented throughout, the property features stylish interiors, a flexible layout, and a large, private garden with a purpose-built cabin.

THE FORE

To the front, the home is set behind a gated block paved driveway providing ample parking and access to an integrated garage, all framed by attractive brickwork for added curb appeal.

GROUND FLOOR

The ground floor comprises a welcoming entrance hall, a modern kitchen/breakfast room, and an expansive open-plan living, dining area with doors leading to the rear garden. A ground floor bathroom, utility room, and an additional reception room, perfect as a study or fourth bedroom which enhances the practicality of the layout.

ENTRANCE HALL CUPBOARD

3' 3" x 5' 7" (0.99m x 1.7m)

UTILITY ROOM

3' 7" x 9' 6" (1.09m x 2.9m)

BATHROOM

9' 6" x 5' 8" (2.9m x 1.73m)

OFFICE/STUDY/BEDROOM FOUR

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

KITCHEN/BREAKFAST ROOM

31' 1" x 11' (9.47m x 3.35m)



OPEN PLAN LIVING ROOM/DINING AREA

22' 8" x 24' 8" (6.91m x 7.52m)

LIVING ROOM

22' 8" x 15' 4" (6.91m x 4.67m)

DINING AREA

19' 2" x 9' 1" (5.84m x 2.77m)

CUPBOARD BY STAIRS

4' 7" x 4' 3" (1.4m x 1.3m)

FIRST FLOOR

Upstairs, the property offers three generously sized bedrooms. The master and second bedroom both benefit from contemporary en-suite shower rooms, while the third bedroom is ideal for children or guests

BEDROOM ONE

14' 6" x 13' 7" (4.42m x 4.14m)

BEDROOM ONE EN-SUITE

4' 7" x 9' 3" (1.4m x 2.82m)

BEDROOM TWO

13' 4" x 12' 6" (4.06m x 3.81m)

BEDROOM TWO EN-SUITE

4' 8" x 9' 5" (1.42m x 2.87m)

BEDROOM THREE

11' 6" x 10' 3" (3.51m x 3.12m)

THE REAR

The landscaped rear garden is a standout feature, offering a large patio, lawned area, and a high quality cabin with an adjoining shed, currently used as a gym but equally suited for use as a home office or snug.

CABIN

19' x 12' 4" (5.79m x 3.76m)

GARAGE

7' 3" x 16' 1" (2.21m x 4.9m)

SHED

6' 5" x 8' 9" (1.96m x 2.67m)



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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