



Church Lane

Middleton, Tamworth, B78 2AL

£349,950



# Property Features

- Three bedroom family home
- Spacious open plan kitchen and dining area
- Comfortable living room
- Modern wet room
- Utility room and WC
- Driveway providing off road parking
- Enclosed rear garden
- Well proportioned bedroom
- Accommodation arranged over two floors
- Ideal for families or flexible living needs

## Full Description

This well presented family home offers spacious and modern accommodation arranged over two floors. The property features a generous open plan kitchen and dining space, comfortable living areas, three bedrooms and a contemporary wet room, making it ideal for families or buyers seeking flexible living. A utility room and a WC are also part of the ground floor.

### THE FORE

To the front of the property is a wide driveway providing off road parking. The frontage is low maintenance and sets the home back from the road, creating a practical and welcoming first impression.

### GROUND FLOOR

The ground floor comprises a bright and comfortable living room, ideal for everyday relaxation. To the rear sits an impressive open plan kitchen and dining area, designed as the heart of the home with ample space for cooking, dining and entertaining. Double doors open out from the kitchen area, allowing plenty of natural light to flow through the space.

A utility, storage cupboard and WC area is also located on this level.

### LIVING ROOM

13' 2" x 10' 7" (4.01m x 3.23m)

### OPEN PLAN KITCHEN/DINER

18' 1" x 11' 2" (5.51m x 3.4m)

### UTILITY ROOM

7' 3" x 4' 6" (2.21m x 1.37m)

### WC



4' 5" x 3' (1.35m x 0.91m)

## FIRST FLOOR

The first floor offers three well proportioned bedrooms, including a spacious main bedroom and two further rooms suitable for children, guests or home working. A modern wet room serves the first floor, fitted with contemporary sanitary ware and finished to a high standard.

### BEDROOM ONE

13' 2" x 10' 7" (4.01m x 3.23m)

### BEDROOM TWO

11' 3" x 10' 7" (3.43m x 3.23m)

### BEDROOM THREE

9' 1" x 6' 9" (2.77m x 2.06m)

### BATHROOM/WET ROOM

9' 9" x 8' 3" (2.97m x 2.51m)

## THE REAR

To the rear is an enclosed garden offering outdoor space for seating, play or general enjoyment. The garden provides a pleasant extension of the living accommodation.

## 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.

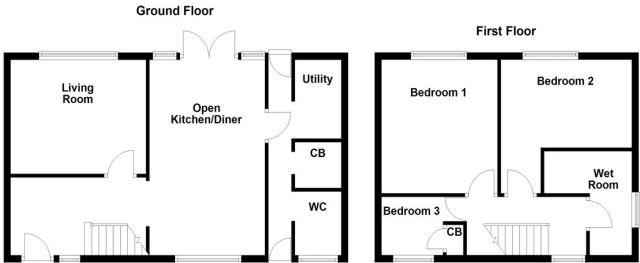
## TENURE

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		
69-80	C		79 C
55-68	D	60 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