



Brookside Road
Mile Oak, Tamworth, , B78 3NR

£310,000

Property Features

- Extended family home in a popular Mile Oak location
- Spacious and versatile layout with up to five bedrooms
- Impressive open-plan kitchen and dining area
- Immaculately presented
- Ground floor wet room plus separate WC for added convenience
- Four good-sized bedrooms to the first floor
- Council tax band B
- Excellent transport links to Tamworth town centre and surrounding areas
- Stunning rear garden
- Driveway providing ample off-road parking

Full Description

This beautifully presented and immaculately extended four bedroom family home offers an exceptional standard of modern living, combining generous proportions with a stylish and contemporary finish throughout. The property has a superb open plan kitchen and dining space, perfectly suited to both everyday family life and entertaining, while also offering the flexibility of ground floor living with an additional bedroom and shower room.

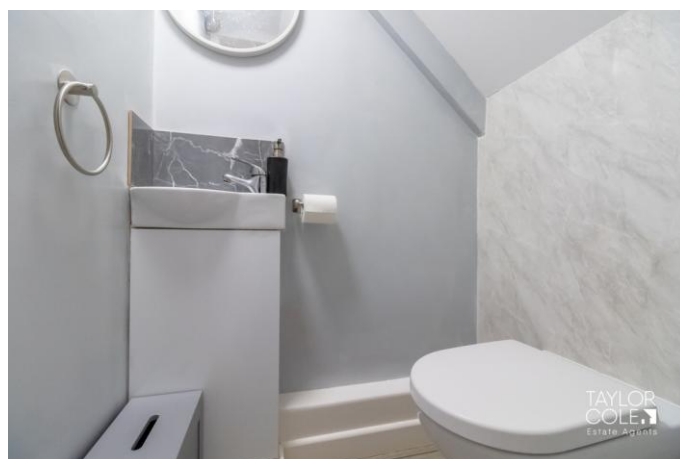
Positioned within a desirable residential setting, the home further benefits from a spacious rear garden and a high quality interior finish, making it a property ready to move straight into. With well balanced accommodation across both floors, this is an ideal home for growing families seeking both comfort and versatility.

THE FORE

The property is set back from the road with a driveway providing ample off road parking, offering both practicality and convenience. The frontage is smart and well maintained, presenting an attractive first impression. The entrance leads into a welcoming hallway, setting the tone for the modern and well appointed accommodation found throughout the home.

GROUND FLOOR

The ground floor has been thoughtfully designed to create a seamless and sociable living environment. The impressive open plan kitchen and dining room forms the heart of the home, featuring a contemporary fitted kitchen with sleek units, integrated appliances, and generous worktop space. The dining area is enhanced by ample natural light and direct access to the garden, making it ideal for entertaining. To the rear, a separate sitting room/bedroom and attached wet room offers a separate and comfortable retreat, allowing for ground floor living. In addition, there is a front facing



living room on this level, allowing natural light to pour in and creating a quiet and calm environment.

LIVING ROOM

10' 9" x 13' 7" (3.28m x 4.14m)

WC

3' x 4' (0.91m x 1.22m)

OPEN PLAN KITCHEN/DINER

10' 6" x 24' 1" (3.2m x 7.34m)

BEDROOM FIVE/SITTING ROOM

10' x 14' 2" (3.05m x 4.32m)

WET ROOM

4' 2" x 9' 6" (1.27m x 2.9m)

FIRST FLOOR

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom is flooded with natural light and benefit from being incredibly spacious with additional storage. Bedrooms two, three and four, being similar sizes can operate as either sizeable double rooms, home offices or guest rooms. The floor is complete by a cosy modern family bathroom.

BEDROOM ONE

9' 8" x 14' 3" (2.95m x 4.34m)

BEDROOM TWO

9' 9" x 9' 4" (2.97m x 2.84m)

BEDROOM THREE

9' x 11' 2" (2.74m x 3.4m)

BEDROOM FOUR

9' 2" x 11' 2" (2.79m x 3.4m)

BATHROOM

6' 2" x 6' 8" (1.88m x 2.03m)

THE REAR

To the rear, the property boasts a beautifully landscaped and cosy garden, thoughtfully designed to offer a blend of patio and lawn. This inviting outdoor space is perfect for socialising and entertaining during the summer months, with ample room for lawn furniture and relaxation.



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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