



Watling Street, Mile Oak, Tamworth

burchell
edwards

Watling Street, Mile Oak, Tamworth, B78 3ND

for sale offers over
£400,000



Property Description

Situated in the popular Mile Oak area of Tamworth, this well-presented and extended four-bedroom detached family home enjoys a highly convenient location close to The Robert Peel Hospital, local amenities, well-regarded schools and excellent transport links via the A5 and M42.

The accommodation has been thoughtfully arranged to provide spacious and versatile living throughout. A welcoming entrance hall leads to a generous living room, perfect for both relaxing and entertaining, whilst the adjoining dining room offers an ideal space for family meals and social occasions. Beyond, the property benefits from a useful office or family room, providing excellent flexibility for modern working from home requirements, which in turn leads into a bright conservatory overlooking the rear garden. The fitted kitchen offers ample storage and workspace, complemented by a convenient guest WC.

To the first floor, there are four well-proportioned bedrooms, including two particularly spacious doubles, all served by a family bathroom. The layout is ideally suited to growing families, offering comfortable and practical accommodation throughout.

Externally, the property benefits from a detached garage and driveway parking, whilst the rear garden provides a private outdoor space for entertaining, relaxation and family enjoyment.

Entrance

Entrance porch and hallway with access to the W.C and living room.

Shower Room

Low level W.C, wash hand basin, shower and double glazed window to the side.

Living Room

Spacious living area with double glazed bay window to the front.

Dining Room And Office Space

Spacious open plan area with space for a dining table in addition to home working with patio doors to the conservatory and a door to the kitchen.

Kitchen

Double glazed window to the rear, door to the side, a range of wall and base units with work surfaces over, sink and drainer unit and space for appliances.

Conservatory

Double glazed rounded conservatory with patio doors to the garden.

Landing

Airing cupboard and doors to:

Bedroom One

Double bedroom with double glazed window to the front aspect.

Bedroom Two

Double bedroom with double glazed window to the rear aspect.

Bedroom Three

Double glazed window to the rear.

Bedroom Four

Double glazed window to the front.

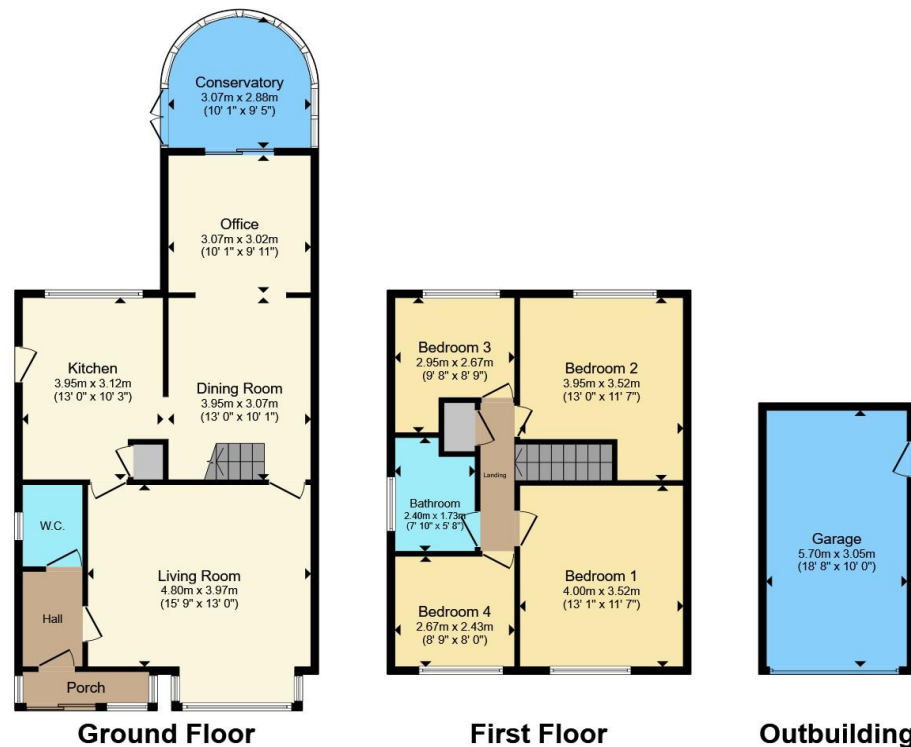
Bathroom

Modern shower room with double glazed window to the side, low level W.C and wash hand basin.









Total floor area 139.6 m² (1,502 sq.ft.) approx

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.propertybox.io



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EPC Rating: D Council Tax
Band: E

Tenure: Freehold

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