



Maypole Road
Warton, Tamworth, B79 0JH

£285,000

Property Features

- Three-bedroom semi-detached family home
- Spacious open kitchen/dining room
- Generously proportioned living room
- Substantial rear conservatory
- Separate ground floor home office
- Three double bedrooms
- Family bathroom to the first floor
- Generous gravelled driveway providing ample off-road parking
- Sizeable multi-tiered rear garden
- Excellent scope to personalise and extend subject to planning permission

Full Description

This three-bedroom semi-detached home offers a spacious and versatile layout, with a strong emphasis on ground-floor living space. The property combines a well-proportioned living room with an open kitchen/dining room, a separate home office, and a substantial conservatory, delivering plenty of flexibility for both everyday family life and entertaining.

Upstairs houses three double bedrooms and a family bathroom, while the exterior benefits from extensive off-road parking (to the fore and rear), large front garden and a sizeable, multi-tiered rear garden. With several distinct areas already established, the garden offers plenty of scope for a new owner to personalise the space to their own requirements.

Planning permission has also previously been granted for a two-storey side extension, providing further potential to enhance and extend the accommodation, although any future works would be subject to a new planning application being submitted and approved.

THE FORE

Occupying a pleasant corner plot, this semi-detached property is approached across a broad frontage. A large gravel driveway ensures ample off-road parking, a highly practical feature for households with multiple vehicles, while established planting and boundary features add character to the approach. The traditional front entrance leads directly into the hallway, which serves as a welcoming central point to the ground-floor accommodation.

GROUND FLOOR

The entrance hall offers a spacious introduction to the home,



featuring a staircase to the first floor alongside access to the principal living spaces. Positioned just off the hallway, a separate office provides a dedicated area for remote work or studying without compromising the main reception rooms. The generously proportioned living room affords ample room for comfortable seating, anchored by a focal point fireplace.

A particular highlight is the open kitchen/dining room, serving as a sociable and practical hub for cooking and entertaining. The kitchen incorporates generous worktop and storage space, while the adjoining dining area comfortably accommodates a large table and chairs. Both the living room and kitchen/dining room connect to a substantial rear conservatory, adding a versatile, light-filled reception space with direct access to the garden.

LIVING ROOM

11' 5" x 17' 9" (3.48m x 5.41m)

OPEN PLAN KITCHEN/DINING ROOM

7' 9" x 31' 4" (2.36m x 9.55m)

OFFICE

4' 8" x 5' 3" (1.42m x 1.6m)

FIRST FLOOR

The first-floor landing offers access to three double bedrooms and the family bathroom. Bedroom One is a generous principal bedroom with plenty of space for freestanding furniture, while Bedroom Two features comfortable proportions and flexibility for a range of bedroom setups. Bedroom Three, provides further useful accommodation that would work equally well as a guest room, a child's bedroom or additional workspace if required. Completing the first floor is the family bathroom, which offers a practical layout serving all three bedrooms.

BEDROOM ONE

11' 6" x 12' (3.51m x 3.66m)

BEDROOM TWO

8' 4" x 12' 4" (2.54m x 3.76m)

BEDROOM THREE

6' 7" x 9' 2" (2.01m x 2.79m)

BATHROOM

6' 2" x 11' 6" (1.88m x 3.51m)



THE REAR

The rear garden is a particularly generous feature of the property, extending away from the house across a number of different levels and providing plenty of scope for a new owner to make the outdoor space their own. A paved patio immediately adjoining the property creates a natural area for garden furniture, outdoor dining and entertaining, with steps leading onwards to the main garden. Beyond this, the garden opens into a substantial lawn with established planting and mature greenery around the boundaries. It's multi-tiered arrangement provides the opportunity to create different zones to suit individual needs, whether that means dedicated seating and entertaining areas, children's play space, further landscaping, planting or simply a larger lawned garden.

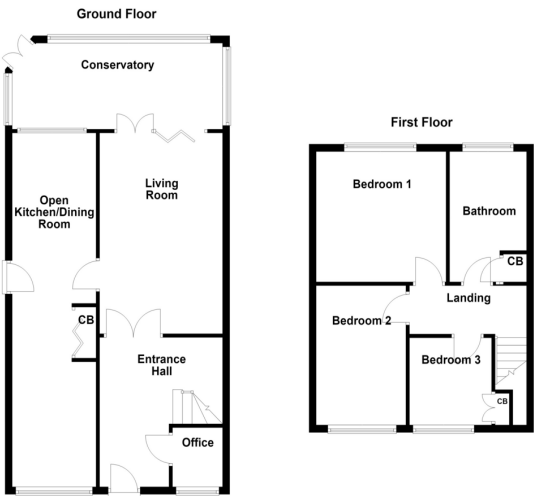


CONSERVATORY

17' 8" x 7' 7" (5.38m x 2.31m)

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	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		