

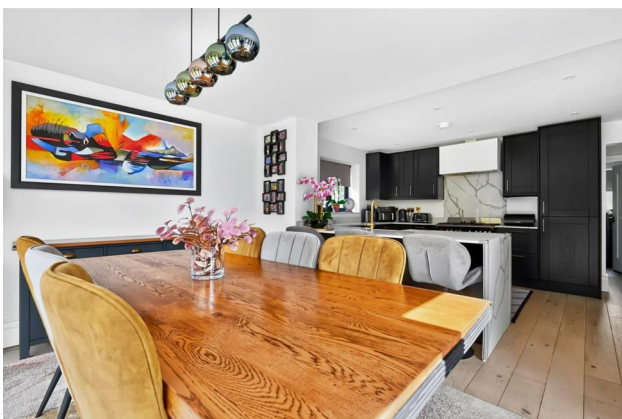
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1 Bercot London Road, Middleton, Tamworth, B78 2BP

Asking Price £1,295,000

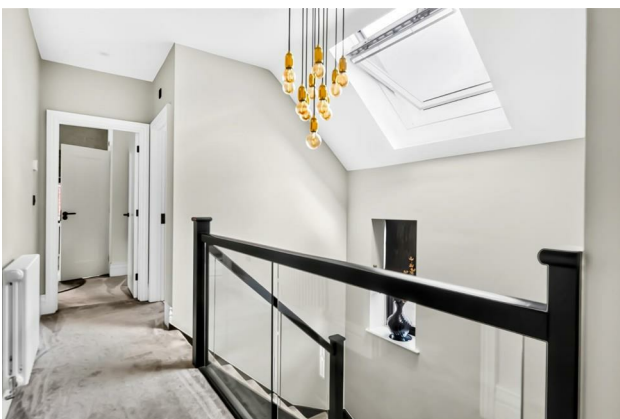
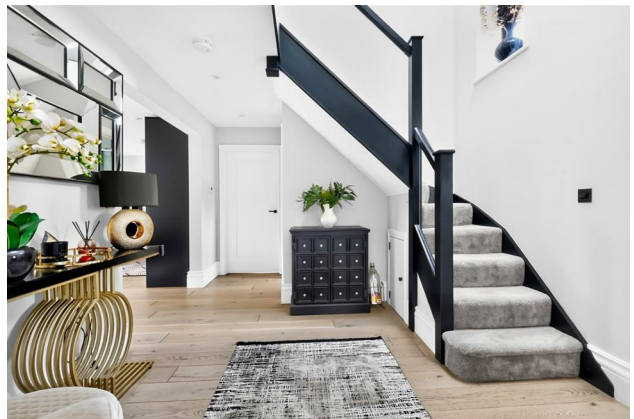
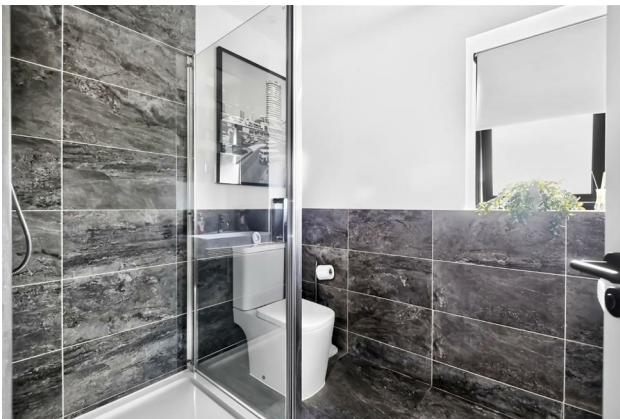
Property Images



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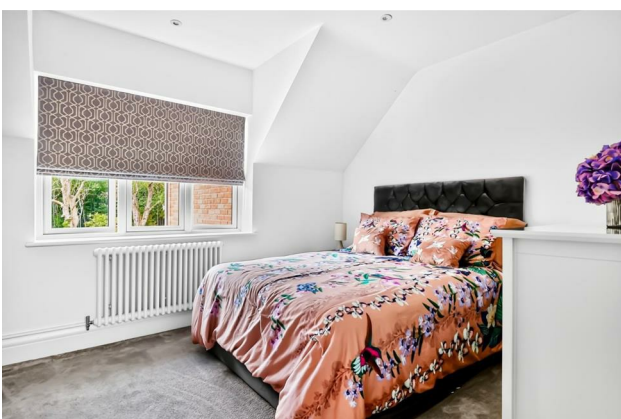
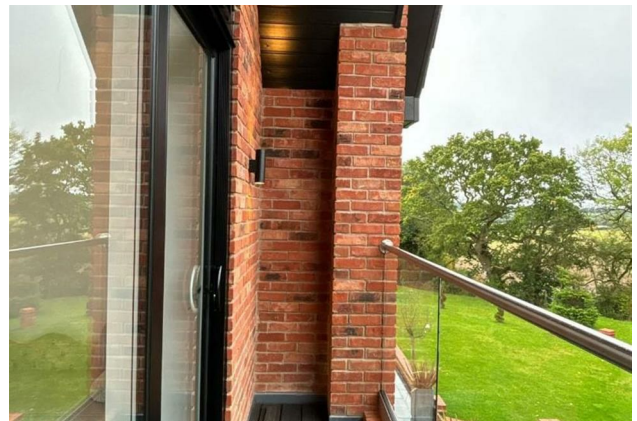
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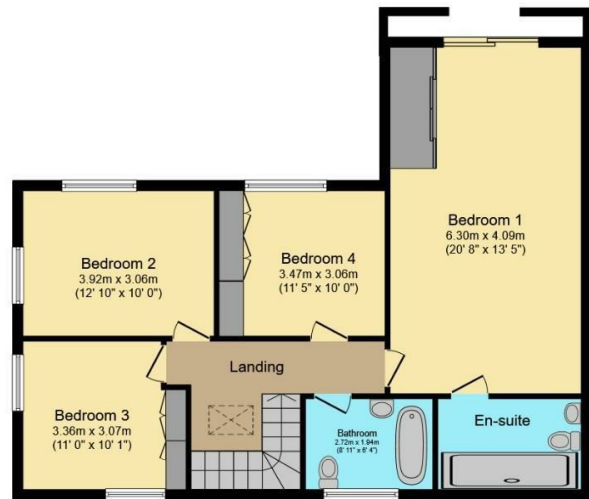
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Property Images





Ground Floor



First Floor

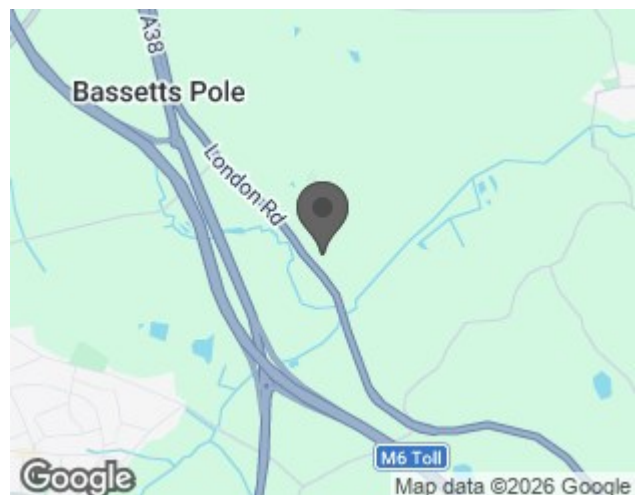
Total floor area 165.0 sq.m. (1,776 sq.ft.) approx

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).
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 3 Receptions: 2 Tenure: Freehold

Summary

Set within five acres of land with a three acre paddock, this individually designed four-bedroom detached family home offers an exceptional opportunity to enjoy semi-rural living. Bordering Sutton Coldfield and Middleton, the property combines generous, versatile accommodation with stunning gardens and excellent access to Sutton Coldfield, Tamworth, Middleton and the motorway network.

The welcoming entrance hall leads through to a spacious formal lounge, providing the perfect setting for relaxing or entertaining. To the rear of the property, the impressive open-plan kitchen, dining and snug forms the heart of the home, featuring a contemporary fitted kitchen with bi-fold doors opening onto an elevated patio that overlooks the stunning gardens beyond. A separate utility room and ground floor shower room add practicality, while also providing flexibility for multi-generational living or visiting guests.

The first floor offers four generous double bedrooms, including an impressive principal suite with its own en-suite and access to a private balcony enjoying beautiful lake and countryside views. The remaining bedrooms are served by a modern family bathroom and all bedrooms benefit from bespoke fitted wardrobes.

Outside, the property is approached via a long private driveway, set well back from the road, providing an excellent degree of privacy along with extensive parking for multiple vehicles and a detached double garage. The grounds are a particular highlight, with an elevated entertaining terrace leading down to a further patio, expansive lawns and mature gardens extending to approximately 2 acres, creating an idyllic setting for outdoor entertaining, family life and peaceful enjoyment.

Combining spacious, thoughtfully designed accommodation with a desirable semi-rural setting, this exceptional home offers the best of countryside living while remaining within easy reach of Sutton Coldfield, Tamworth, Middleton and excellent motorway link.

Features

- Individually built detached family home
- Approximately 5 acres of gardens and grounds
- Underfloor heating throughout **efficient to run**
- Three double bedrooms with an impressive principal suite
- Principal bedroom with en-suite and private balcony
- Potential for further development (STPP)
- Open-plan kitchen, dining and snug
- Detached double garage
- EPC rating TBC
- Council Tax Band G