



**Caistor Close**  
Mile Oak, Tamworth, B78 3PT

**(Offers Over) £420,000**

# Property Features

- Attractive detached family home in a popular residential area
- Multiple reception spaces suitable for modern family living
- Well presented kitchen with good storage and worktop space
- Four bright and comfortable bedrooms with neutral decor
- Two modern bathrooms with practical fittings
- Spacious driveway providing generous off road parking
- Solar panels installed to support lower running costs
- Battery storage system located in the garage for energy efficiency
- Well maintained rear garden with patio seating areas
- Ideal for families seeking a spacious and versatile home



## Full Description

This attractive four-bedroom detached home offers a well presented interior with multiple reception spaces and comfortable bedrooms. The layout provides excellent flexibility for family living with a blend of modern touches and character features. The property also benefits from solar panels and a battery storage system which can help reduce energy costs.

### THE FORE

The home sits behind a spacious driveway that provides generous off road parking. The frontage is neat and welcoming with an attractive exterior and easy access to the entrance and garage.

### GROUND FLOOR

The ground floor features bright and inviting living spaces with room for both relaxation and dining. The kitchen is well appointed with ample storage and worktop space and enjoys a warm traditional feel. Additional reception space and seating areas, including separate sitting room and living room, provide flexibility for family use or entertaining.

### SITTING ROOM

13' 2" x 11' 8" (4.01m x 3.56m)

### DINING ROOM

11' 6" x 8' 7" (3.51m x 2.62m)

### LIVING ROOM

20' 6" x 11' (6.25m x 3.35m)

### KITCHEN

14' 8" x 8' (4.47m x 2.44m)

### UTILITY ROOM



8' 6" x 4' (2.59m x 1.22m)

WC

4' 7" x 3' 8" (1.4m x 1.12m)

## FIRST FLOOR

The first floor offers four well proportioned bedrooms that provide comfortable sleeping arrangements for a family. Neutral decor and good natural light help create a calm and welcoming environment. The bathrooms are modern in style with clean fixtures and practical layouts.



### BEDROOM ONE

11' 9" x 9' 4" (3.58m x 2.84m)

### BEDROOM ONE EN-SUITE

7' 4" x 3' 6" (2.24m x 1.07m)

### BEDROOM TWO

11' 5" x 8' 6" (3.48m x 2.59m)

### BEDROOM THREE

8' 7" x 8' 7" (2.62m x 2.62m)

### BEDROOM FOUR

8' 6" x 7' 5" (2.59m x 2.26m)

### BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)



### THE REAR

The rear garden is a standout feature offering a beautifully maintained outdoor area with lawn patio spaces and well kept planting. It provides an ideal place for outdoor dining relaxation and family enjoyment throughout the warmer months.



### SUMMERHOUSE

7' 4" x 7' 4" (2.24m x 2.24m)

### GARAGE

10' 4" x 8' 6" (3.15m x 2.59m)

### 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.

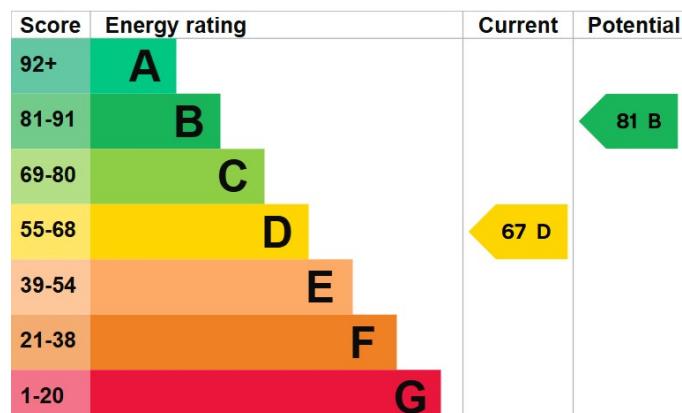
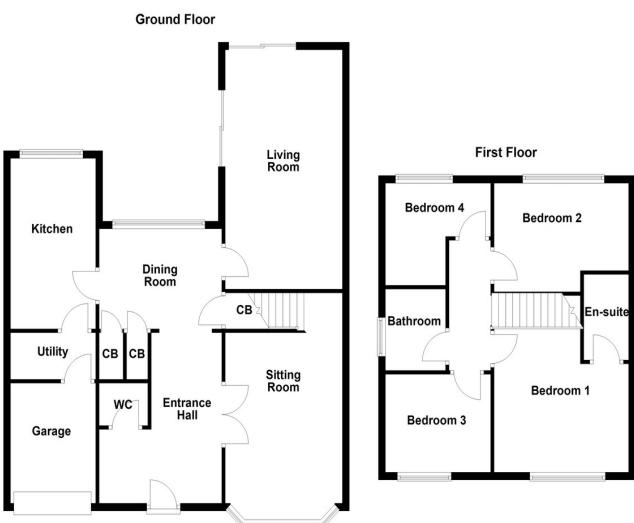


## TENURE

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