

Sutton Road

Mile Oak, Tamworth, B78 3PE

John 
German





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Offers Over £725,000

An executive detached property situated within a private development of just three homes built by Cameron Homes with outstanding upgraded accommodation.

Ravenswood is an impressive detached family home spanning over 2,900sq.ft and is situated in a delightful position set back from the Sutton Road in a private development of just three homes, built by the well regarded developers Cameron Homes.

The historic town of Tamworth is very well connected with the nearby towns & cities of Lichfield, Birmingham, Coventry and the Black Country all located within commuting distance. Tamworth's town centre has two shopping sites the Ankerside Shopping Centre which offers a selection of shops and Ventura Retail Park which has a large choice of retail brands, supermarkets and restaurants.

Internally the property has an impressive entrance hallway, with stairs rising to the first floor landing and doors off into the ground floor accommodation, integral garage and guest's WC.

There is a superb snug/home office fitted with a booth style seating arrangement, led window to the side aspect, wooden flooring and a ceiling light point.

Also off the hall double doors lead into the spacious living room with a feature chimney breast housing a recessed television with gas fire below, wooden flooring, both ceiling and wall light points and uPVC double glazed led bay window to the front aspect. An opening leads into the stunning orangery flooded with natural light from the wonderful roof lantern and multiple led bi-fold windows. This room creates a superb open plan entertaining area complete with marble bar, a spacious dining area, underfloor heating and doors opening out to the rear garden.

The spacious breakfast kitchen is fitted with a stylish range of black hi-gloss wall units, base and drawer units complemented by hardwood walnut worktops with inset stainless steel sink and drainer. There are a variety of integrated kitchen appliances and beautiful wooden flooring, LED spotlights to the ceiling, uPVC double glazed led window and French doors to the rear garden. Off the kitchen area there is also a separate useful utility room with further units and worktops to match the kitchen, space for appliances and door out to the side aspect.

To the first floor there is beautiful galleried landing with doors off to the four generously sized double bedrooms, two of which have their own contemporary en-suite shower rooms and built in wardrobes.

The impressive luxury family bathroom comes complete with a jacuzzi bath, huge walk-in shower, fully tiled walls and flooring, chrome heated towel rail, spotlights to the ceiling and an obscured led uPVC double glazed window to the side aspect.

To the rear of the property is a fully enclosed garden with a patio seating area and low maintenance artificial grass surrounded by gravelled display borders.

To the front of the property is a block paved driveway offering parking for several vehicles providing access to the double garage and a secure side gate leading to the rear garden.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14082023

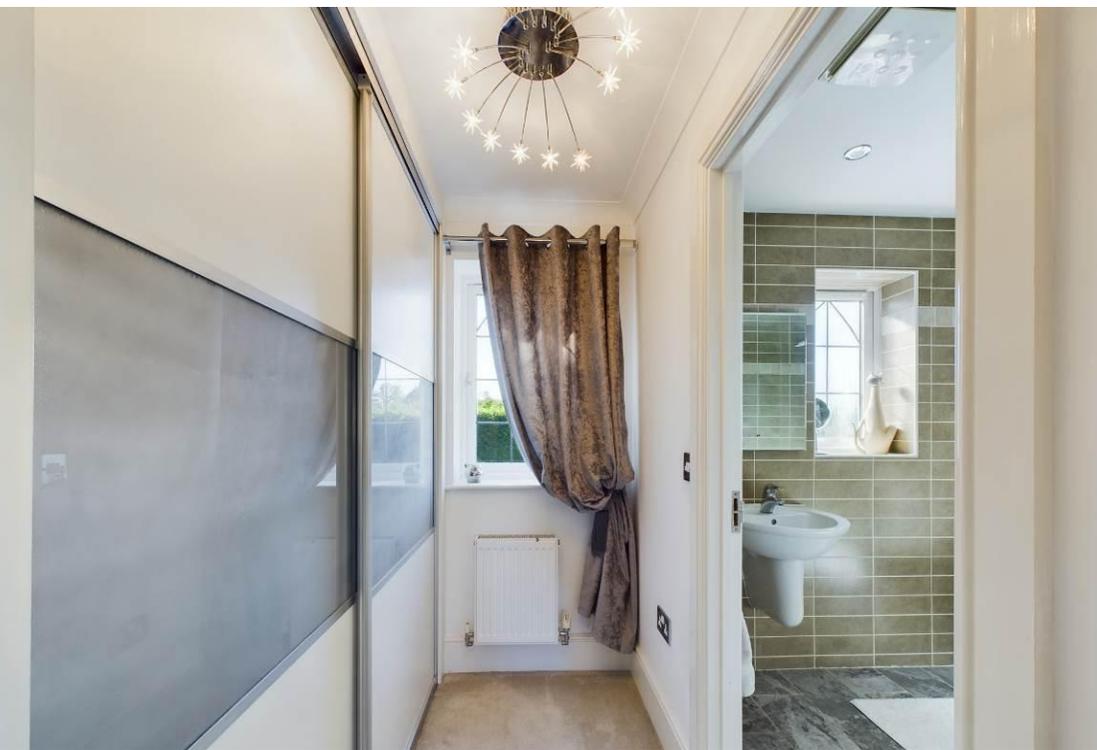
Local Authority/Tax Band: Lichfield District Council / Tax Band G

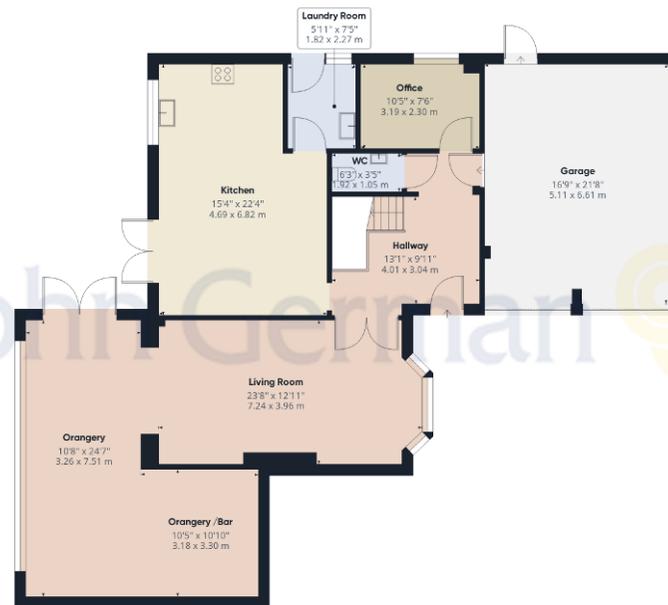










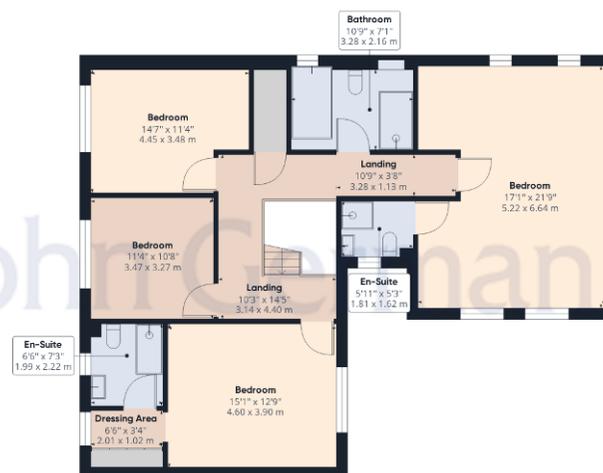


Ground Floor

Approximate total area⁽¹⁾

2905.11 ft²

269.89 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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