



Manor Road

Mile Oak, Tamworth, Staffordshire, B78 3NA

£275,000

Property Features

- Charming & Spacious Semi-Detached Home
- Secluded Corner Plot
- Attractive Fore Gardens
- Multiple Reception Rooms
- Pleasant Breakfast Kitchen
- Three Well-Proportioned Bedrooms
- Modern Shower Room
- Well-Maintained Rear Garden
- Enclosed Driveway
- Close to Commuter Links

Full Description

Welcome to this remarkable and unique three-bedroom semi-detached family home, perfectly situated on a highly desirable corner plot in the sought-after 'Mile Oak' area. This property benefits from mature gardens that encompass the entire frontage, providing a picturesque and private setting. A secluded gravel driveway offers generous off-road parking, enhancing the property's appeal.

GROUND FLOOR

As you step into the home, you are greeted by a welcoming entrance hall, featuring a staircase leading to the first-floor landing. This inviting space provides a seamless introduction to the home's various living areas.

To your left, you'll find a versatile reception room with views over the rear aspect. This space offers endless potential for customisation to suit your family's needs. Adjacent to the reception room is the superb family lounge. This room boasts a stunning dual aspect, flooding the space with natural light and offering direct access to the garden patio. It's the perfect place for relaxation and family gatherings.

The lounge provides entry to a tastefully presented breakfast kitchen. This kitchen features an array of base units and cupboards, complemented by ample roll-top working surfaces. It's a functional and stylish space for cooking and dining. A purpose-built utility room enhances the kitchen's functionality, providing additional storage and workspace. It also offers convenient access to the rear garden.



RECEPTION HALL

10' 0" x 6' 2" (3.07m x 1.90m)

FAMILY ROOM

11' 1" x 10' 0" (3.39m x 3.07m)

DUAL ASPECT LOUNGE

17' 11" x 12' 8" (5.48m x 3.87m)

BREAKFAST KITCHEN

12' 2" x 12' 1" (3.72m x 3.69m)

UTILITY ROOM

6' 11" x 3' 9" (2.11m x 1.16m)

FIRST FLOOR

A sunlit landing leads you to three magnificent bedrooms, each enjoying generous proportions and versatile accommodation options. The three bedrooms are spacious and well-lit, offering ample space for family living. They provide the perfect canvas for creating cosy and personalised retreats. The well-appointed family bathroom features a sleek three-piece suite, enveloped in thoughtful water-resistant surrounds, offering both style and practicality.

BEDROOM ONE

11' 7" x 9' 4" (3.55m x 2.87m)

BEDROOM TWO

11' 10" x 9' 4" (3.61m x 2.85m)

BEDROOM THREE

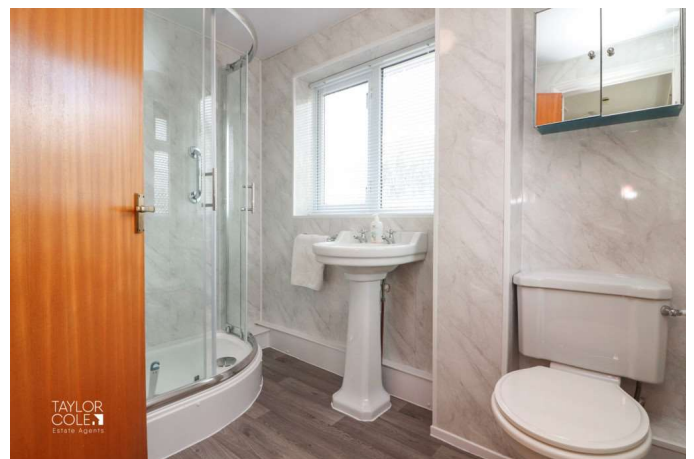
8' 3" x 8' 0" (2.52m x 2.46 (Max)m)

SHOWER ROOM

8' 0" x 5' 8" (2.46m x 1.74m)

THE REAR

The rear garden offers a peaceful and mature ambience, with a combination of slab and block paving creating an ideal setting for outdoor seating and entertainment. The garden is adorned with vibrant flora, adding a touch of sophistication to the space. An array of outbuildings and a single garage provide excellent potential for storage and additional utility.



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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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 and 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.