



George Avenue

Mile Oak, Tamworth, Staffordshire, B78 3PW

£300,000

Property Features

- Outstanding Semi-Detached Family Home
- Three Well-Proportioned Bedrooms
- Superb Plot/Sought After Location
- Beautiful & Private Rear Garden
- Wonderful Traditional Features
- Ample Off Road Parking
- Multiple Reception Rooms
- Close to Local Schooling & Commuter Links
- Extended Kitchen/Diner
- Freehold

Full Description

Welcome to this magnificent semi-detached family home, perfectly nestled within a peaceful cul-de-sac in the highly sought-after area of Mile Oak. Combining elegant traditional features with modern enhancements, this stunning property has been tastefully extended to provide a contemporary appeal while preserving its classic charm. Set on an expansive plot with an enchanting rear garden, this exceptional residence offers the ideal family lifestyle.

GROUND FLOOR

As you step inside, you are greeted by a bright and welcoming entrance hall, which flows naturally into a series of generously proportioned reception areas. The family lounge, positioned at the front of the home, is bathed in natural light thanks to a captivating bay window, and transitions effortlessly into a flexible adjoining room. Currently utilized as a home office, this adaptable space could easily serve as a playroom, additional sitting area, or hobby room, offering endless possibilities.

The rear of the property has been meticulously designed and extended to feature an impressive open-plan kitchen and dining area. Adorned with high-quality tiled flooring, the kitchen showcases a tasteful array of matching units with integrated modern appliances, creating an inviting hub for family meals and entertaining.

A practical garage conversion enhances the ground floor, offering ample storage options along with plumbing for additional utilities. For convenience, a guest cloakroom is also located on this level, ideal for accommodating both residents and visitors.



ENTRANCE HALL

FAMILY LOUNGE

11' 0" x 10' 10" (3.37m x 3.32m)

DINING ROOM

11' 5" x 10' 10" (3.50m x 3.32m)

OPEN PLAN BREAKFAST KITCHEN

21' 3" x 9' 0" (6.49m x 2.75m)

GUEST WC

2' 7" x 4' 11" (0.79m x 1.51m)

FIRST FLOOR

Ascending to the first floor, the property continues to impress with three beautifully appointed bedrooms, each echoing the spacious and comfortable dimensions of the ground floor. The family shower room is finished to a high standard, presenting a sleek three-piece suite complemented by stylish tiled surrounds.

BEDROOM ONE

11' 6" x 10' 11" (3.51m x 3.33m)

BEDROOM TWO

10' 11" x 8' 2" (3.33m x 2.50m)

BEDROOM THREE

7' 4" x 6' 0" (2.26m x 1.85m)

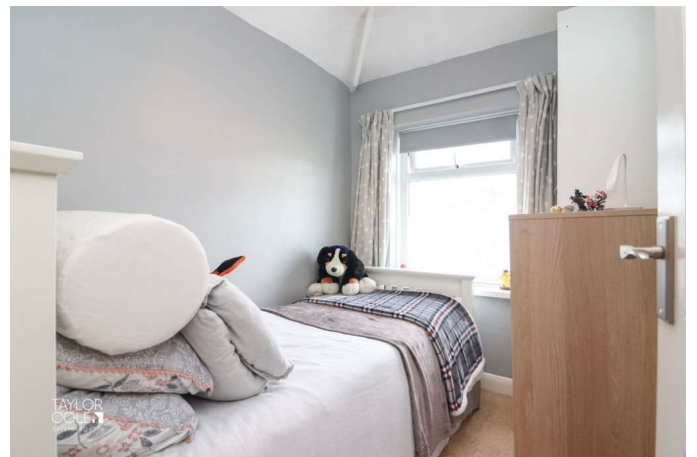
SHOWER ROOM

7' 10" x 5' 5" (2.40m x 1.66m)

OUTSIDE

REAR GARDEN

Stepping outside, you'll find a secluded rear garden, perfect for relaxation and outdoor gatherings. Manicured lawns, spacious paved patios, and mature flowerbeds bursting with vibrant blooms create a serene oasis. At the rear of the garden, a charming summer house, equipped with electricity, provides a delightful spot for entertaining or simply enjoying tranquil garden views.



ANTI MONEY LAUNDERING

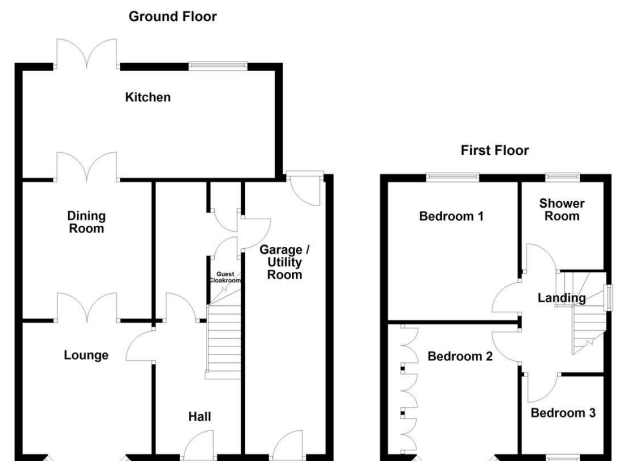
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
 Tamworth
 Staffordshire
 B79 7HL

www.taylorcole.co.uk
 sales@taylorcole.co.uk
 01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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