

FOR SALE

**Offers in the Region of £295,000
Freehold**



Brookside Road, Mile Oak, Tamworth, Staffordshire. B78 3NR

- SUPERBLY PRESENTED EXTENDED AND NEWLY REFURBISHED SEMI DETACHED HOME
- REFITTED SHOWER ROOM
- GROUND FLOOR WC
- WELL PROPORTIONED LOUNGE
- FIVE GOOD BEDROOMS INCLUDING GROUND FLOOR BEDROOM WITH EN-SUITE WET ROOM
- SUPERB REFITTED 24 FT DINING ROOM KITCHEN
- AMPLE OFF ROAD PARKING
- COMPACT REAR GARDEN
- NO UPWARD CHAIN
- EPC - D

PROPERTY DESCRIPTION

This beautifully presented newly renovated considerably extended semi detached home occupies a pleasant position Brookside Road running off the B404 (former A5) between Mile Oak and Fazeley. All the usual amenities are within reasonable reach including local shops, schools and regular bus services, Tamworth town centre is approximately 3 miles distance, whilst access to the motorway network via the A5 bypass is only a few minutes drive away.

Constructed in brick the house stands behind a foregarden which has been partially block paved to afford ample off road parking, flanked on either side by lawn which could be converted to further parking space subject to the usual permissions if required. The property has been extensively modernised throughout and enjoys a superb two storey extension creating a fine family home complete with ground floor facilities for a disabled or elderly family member.

Having the benefit of gas central heating via radiators and UPVC framed double glazing the exceptionally





ROOM DESCRIPTIONS

THROUGH HALL

having wood strip effect laminate flooring with two cloaks cupboards off.

ALSO LEADING OFF IS A

GROUND FLOOR WC

having boxed in close coupled suite and wash hand basin with mixer taps. There is also a further UNDERSTAIRS STORE CUPBOARD off the hallway.

WELL PROPORTIONED LOUNGE (FRONT)

4.08m x 3.21m (13' 5" x 10' 6") again having grey wood strip effect laminate flooring, window to foregarden and panel radiator.

SUPERB THROUGH KITCHEN/DINING ROOM

7.27m x 3.12m (23' 10" x 10' 3")

DINING AREA

again having grey wood strip effect laminate flooring which extends through to the kitchen area, inset ceiling downlighters, panel radiator and twin fully glazed french door with matching tall side panels to the rear garden.

KITCHEN AREA

being refitted with mid grey fronted units complete with dark granolithic work surfaces, including L-shaped work surface with inset stainless steel 1½ sink and drainer complete with mixer taps, having deep storage drawers, tray recess and recess for automatic washing machine beneath, which in turn is flanked by a large tower unit incorporating a built in fridge and freezer, built in oven and microwave with storage above and below which again is flanked by further double door storage cupboard, further matching L-shaped unit incorporating double door storage and breakfast bar, the kitchen area also has inset ceiling downlighters, brushed steel extractor above the gas hob and ample power points.

LEADING OFF THE RECEPTION HALL TO THE REAR IS THE

GROUND FLOOR BEDROOM

4.26m x 2.96m (14' 0" x 9' 9") again having pale grey wood strip effect laminate flooring, double glazed sliding patio doors and small window to rear garden, inset ceiling downlighters and panel radiator.

LEADING OFF IS THE

SPACIOUS WET ROOM

having marble effect laminate panelling to full height on all walls, inset ceiling downlighters, ceiling mounted extractor, window to rear and suite comprising wash basin with mixer taps, plumbed in shower with adjustable head and close coupled combined toilet and bidet.

STAIRWAY from RECEPTION HALL to FIRST FLOOR LANDING

having ceiling hatch to the loft area complete with pull down ladder. Leading off the landing are:-

FOUR GOOD BEDROOMS AND REFITTED SHOWER ROOM

BEDROOM ONE (FRONT)

4.25m x 2.88m (13' 11" x 9' 5") having two picture windows enjoying a pleasant open aspect opposite and panel radiator.

CUPBOARD OFF

housing the wall mounted combination gas fired boiler which provides central heating and domestic hot water.

BEDROOM TWO (REAR)

3.41m x 2.98m (11' 2" x 9' 9") having range of full height full width mirror fronted wardrobes across the whole of one wall, window to rear garden and panel radiator.

BEDROOM THREE (FRONT)

3.31m x 2.69m (10' 10" x 8' 10") again having picture window to roadway enjoying an open aspect and panel radiator.

BEDROOM FOUR (REAR)

3.31m x 2.74m (10' 10" x 9' 0") into a wide recess again having window to rear garden and radiator.

REFITTED SHOWER ROOM

having suite comprising corner shower cubicle again with plumbed in shower with adjustable head, wash basin set into vanity unit and close coupled WC.

OUTSIDE.

To the rear is a

TRIANGULAR SHAPED REAR GARDEN

enclosed by close board fencing, having a pedestrian side entrance and being laid mostly to lawn.

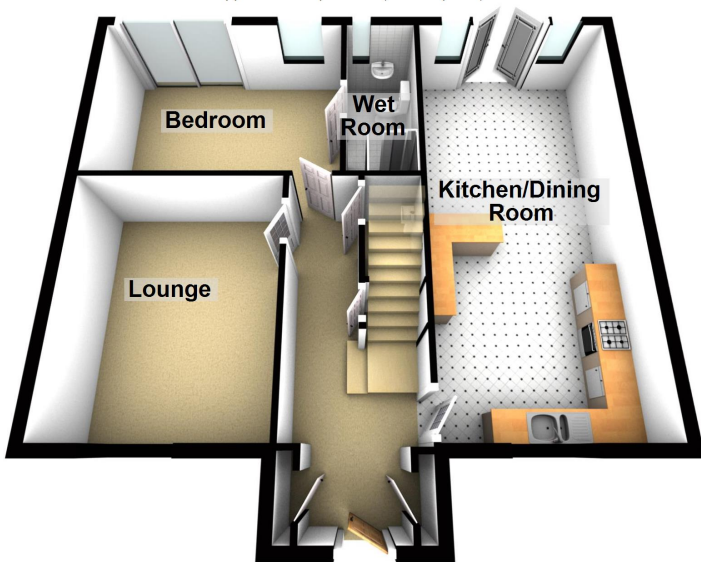


FLOORPLAN & EPC



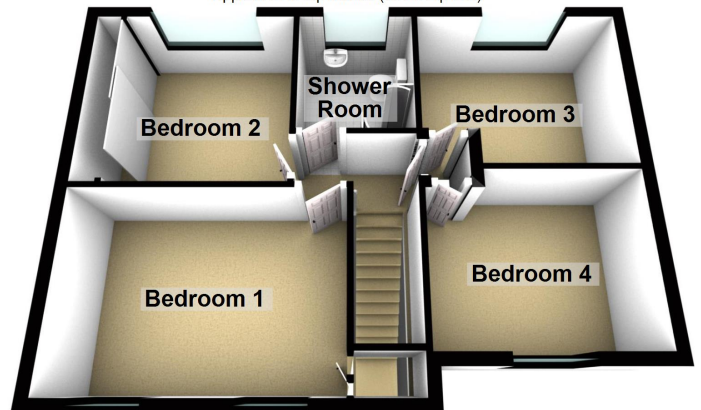
Ground Floor

Approx. 68.3 sq. metres (735.4 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 119.8 sq. metres (1289.4 sq. feet)

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

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