



George Avenue

Mile Oak, Tamworth, B78 3PN

£299,950



# Property Features

- Beautiful Three Bedroom Semi Detached Home
- Modern Open Plan Kitchen/Dining Room
- Inviting Lounge with Bay Window
- Entrance Hallway with Understairs Storage
- Contemporary Bathroom
- Two Well Proportioned Double Bedrooms
- Private, Landscaped Rear Garden
- Detached Garage To Rear
- Driveway Providing Ample Parking
- Freehold

## Full Description

### THE FORE

Located in the popular and family friendly area of Mile Oak, this beautifully presented three bedroom semi-detached home on George Avenue offers generous living space, stylish interiors, and a well maintained garden, making it an ideal choice for growing families or first time buyers.

### GROUND FLOOR

The ground floor welcomes you with a bright entrance hall that leads into a spacious lounge featuring a bay window and modern decor. To the rear, an impressive open plan kitchen and dining room spans the width of the property, complete with contemporary units, integrated appliances, and direct access to the rear garden through double doors.

### LIVING ROOM

15' 2" (into bay) x 10' 11" (4.62m (into bay) x 3.33m)

### OPEN PLAN KITCHEN / DINING ROOM

16' 9" x 10' 5" (5.11m x 3.18m)

### FIRST FLOOR

The first floor comprises three well proportioned bedrooms, including two generous doubles and a good sized single, all tastefully decorated and full of natural light. A modern family bathroom completes the floor, fitted with a bath and overhead shower, WC, and wash basin.

### BEDROM ONE

14' 6" (into bay) x 10' 7" (4.42m (into bay) x 3.23m)



## BEDROOM TWO

11' 4" x 10' 11" (3.45m x 3.33m)

## BEDROOM THREE

7' 7" x 5' 11" (2.31m x 1.8m)

## FAMILY BATHROOM

## THE REAR

The rear garden is a standout feature, offering a private and enclosed outdoor space with a paved patio area ideal for seating, a lush lawn, and mature borders. There's also rear access to the detached garage, adding flexibility and storage options.



## 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