



Brookside Road
Mile Oak, Tamworth, B78 3NR

Offers In Region Of £250,000

Property Features

- Two bedroom mid-terraced home
- Spacious, bright and airy hallway leading to both living room and kitchen
- Convenient ground floor WC just off the hallway
- Spacious living room with plenty of natural light
- Open plan Kitchen/diner with integrated appliances and ample room for dining furniture
- Fitted wardrobes and an en-suite to bedroom one
- Sizeable bedroom two with fitted wardrobes
- Modern family bathroom
- Generous home office in the rear garden, excellent for personalising the property
- Dedicated parking spots to the rear and front

Full Description

This well maintained two bedroom mid terrace home offers thoughtfully arranged accommodation across two floors, ideal for first time buyers, downsizers or those seeking an investment opportunity. The property combines practical living space with modern finishes, complemented by a landscaped garden and a detached office, making it particularly well suited to contemporary lifestyles. Internally, the layout has been designed to provide a clear separation between living and sleeping accommodation, while maximising natural light throughout. The addition of an en-suite to the principal bedroom and a ground floor WC enhances everyday convenience, creating a home that is both functional and comfortable.

This property benefits from two dedicated parking spots; one at the rear and one to the front.

THE FORE

Positioned within an attractive terrace, the property enjoys a pleasant frontage with a neatly maintained lawn and pathway leading to the entrance. The exterior presents a smart and welcoming appearance, in keeping with the surrounding homes.

The setting offers a sense of community while remaining low maintenance, making it an appealing choice for buyers seeking a manageable yet stylish home.

GROUND FLOOR

The entrance hall provides access to the main living areas and includes a convenient ground floor WC. To the rear of the property, the living room offers a bright and comfortable reception space, ideal for relaxing in the evenings or hosting guests. Its proportions allow for a variety of furniture layouts, creating a cosy yet versatile environment.

To the side, the kitchen and dining room extends across the



width of the home, forming the heart of the property. The kitchen is fitted with a range of contemporary wall and base units, integrated appliances and generous worktop space. There is ample room for a family dining table, and doors open directly onto the garden, allowing natural light to flood the room and providing excellent flow for entertaining during warmer months.

LIVING ROOM

12' 5" x 10' (3.78m x 3.05m)

WC

3' 9" x 2' 8" (1.14m x 0.81m)

OPEN PLAN KITCHEN/DINING AREA

15' 9" x 10' 9" (4.8m x 3.28m)

FIRST FLOOR

The first floor landing leads to two well proportioned bedrooms and the family bathroom. The principal bedroom is a particularly generous size and benefits from fitted wardrobes along with a private en-suite shower room, offering both comfort and practicality.

The second bedroom provides flexible accommodation, suitable as a guest bedroom, nursery or dedicated home office. The family bathroom is finished in a modern style and comprises a bath with shower over, wash basin and WC, serving the second bedroom and visitors alike.

BEDROOM ONE

10' 8" x 9' 7" (3.25m x 2.92m)

BEDROOM ONE EN-SUITE

7' x 5' 7" (2.13m x 1.7m)

BEDROOM TWO

10' 7" x 9' 9" (3.23m x 2.97m)

BATHROOM

6' 7" x 5' 5" (2.01m x 1.65m)

THE REAR

The rear garden has been landscaped to create a balanced outdoor space, featuring a paved patio area ideal for al fresco dining and a lawned section bordered by fencing for privacy. The layout offers room for relaxation, children's play or small scale gardening, while remaining easy to maintain. A standout feature is the detached garden office, providing an excellent work from home environment separate from the



main house. In addition, a garden shed offers practical storage for tools and outdoor equipment, completing a well designed and versatile outdoor setting.

This property benefits from two dedicated parking spots; one at the rear and one to the front.

SHED

12' 8" x 8' (3.86m x 2.44m)

OFFICE

10' 5" x 9' 4" (3.18m x 2.84m)

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	74 C	80 C
55-68	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 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