



MIDDLETON, TAMWORTH - OFFERS OVER £260,000

# chosen



## Why this home is Chosen...

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A sweet, characterful 2-bed cottage, set within the picturesque village of Middleton, Warwickshire. This beautiful property is perfect home which oozes character that has been updated to offer a very versatile home. A fantastic opportunity to relocate to a friendly village setting.

### A quick tour

Highlights of this characterful home include:

- \* Desirable and idyllic village location
- \* Character cottage
- \* Communal gardens
- \* Private driveway access
- \* Stunning rural views to the rear
- \* 2 bedrooms
- \* Piggery (for storage)
- \* Log burning fire
- \* Did we mention the sought-after location?

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MIDDLETON, TAMWORTH

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## Oozing with character

On entering the cottage you are greeted by characterful yet chic interiors... The sizable lounge offers a feature fireplace with log burning fire, fitted shelving, panelling to the walls and a stunning bay window with views over the front gardens. The lounge is bright and spacious and oozes style with all the character features expected of a cottage.



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### Practical living...

The breakfast kitchen is well equipped with a range of wall and base units as well as a range of integrated appliances and an area perfect area for a breakfast table, ideal for family-living. The kitchen benefits from a door leading onto the rear garden and a window with incredible views of green fields for miles!



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## Elegant Living

Upstairs are two spacious bedrooms; the master is located on the first floor with a fitted wardrobe and lovely views over the front gardens. The second bedroom is located on the second floor with ample storage and views over the open countryside via the Velux window. The first floor family bathroom offers a wash basin, WC, family bathtub and neutral tiling.



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## Countryside Location

Stepping outside of the property, the rear garden is a communal space shared by the row of cottages. Mostly laid to lawn with stunning countryside views; the idyllic location is one to be desired!

The front of the property offers a shared, stoned driveway leading to the rear of cottages where you will find allocated parking, a quirky Piggery for each cottage and an allotment shared and maintained by the cottages.

Middleton is a quiet village in Warwickshire, superbly located between Sutton Coldfield and Tamworth. With fantastic commuter links to the M42, a short drive to Tamworth and a short drive to Sutton Coldfield, you are able to live the quiet, relaxed village lifestyle yet only be minutes away from the hustle and bustle of town life. The Belfry Golf Resort and Spa and The Fig & Olive Garden Centre are also a short drive away. The village itself offers a local shop, local pub, stunning church and local nursery school.

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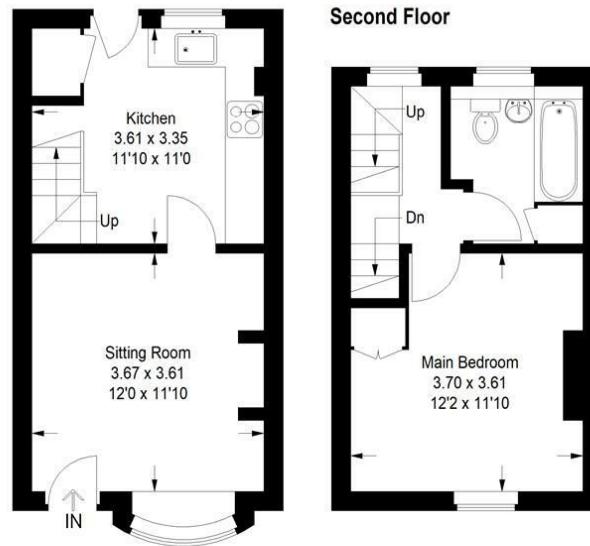
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## 3 Church Row, Coppice Lane, B78 2AR

Approximate Gross Internal Area  
65.6 sq m / 706 sq ft

= Reduced headroom  
below 1.5 m / 5'0"



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2023 (ID 947666)

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## Enquiries

3 Church Row Coppice Lane is exclusively marketed by Chosen Home Ltd.

Chosen Home Limited charge a purchase fee of 1% plus VAT of the selling price which is payable by the purchaser on completion of the sale and is to be a condition of sale in the contract. It is for the sellers lawyers to collect this fee with the purchase price on completion. This fee must be sent to the estate agents by telegraphic transfer by the sellers solicitors prior to keys being released. Chosen Home reserve the right to carry out appropriate qualification of buyers finances prior to organising a physical viewing of the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		49
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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