



Church Cottage, 1-2 Church Row
Coppice Lane | Middleton | Tamworth | Staffordshire | B78 2AR

FINE & **COUNTRY**

CHURCH COTTAGE









STEP INSIDE

This extremely attractive semi-detached cottage sits at the end of a long driveway next to the church in the sought-after village of Middleton. Just a short stroll from the village store and local country pub. Originally two cottages, which have been converted into one and modernised by the current owners whilst still maintaining lots of character and charm.

The dining hallway has a feature brick wall with decorative fire surround and leads into the very spacious living area. This room is flooded with light as it has windows to the front and rear and is a lovely entertaining space. In the summer months you can have the French doors open to enjoy the stunning countryside views, and in the winter months you can feel cosy around the wood burning stove.

The kitchen is a lovely light room and again enjoys beautiful views over rolling countryside. There are a range of shaker style cabinets with complementary granite worktops, decorative display cabinets and peninsular with bar stools for casual dining. Integrated appliances include a dishwasher, microwave, and range cooker, as well as space for an American style fridge freezer. On the ground floor there is also a utility room and WC.











SELLER INSIGHT

“ Having previously lived on a main road for many years, we were excitedly looking forward to a change in lifestyle. It was love at first sight for us when we pulled onto the driveway as Church Cottage is a truly magical home nestled in its own peaceful little oasis,” say the owners.

“The property had previously been converted from two cottages into one, so we haven’t had to do any structural work but we have upgraded the kitchen and bathrooms during our time here. Built in the 1850s for the labourers at Middleton Hall, the house is full of character and retains some of the original features, including the sties in the garden that were once home to pigs given to the families. They are now a handy place to store wood for our log burner.”

“The location is perfect as everything we need is easily accessible. There’s a very friendly community here where you can be involved as much or as little as you like. The village hall hosts many events, including quizzes and various classes, and the annual village fete takes place in the adjoining fields. There are some beautiful walks accessible right from our doorstep and the village has its own wetlands which is a wonderful place to walk or sit in peaceful tranquility. The bluebell woods are a famous local feature and they are spectacular when in full bloom.”

“The Willow Tree area in the garden is well screened and it’s perfect for BBQs and family gatherings. We enjoy relaxing on the seating area by the pond as we listen to the sound of the waterfall before heading round to the rear garden later in the evening with a glass of wine to watch the sun go down. Spring is our favourite time in the garden as it bursts into life with a stunning display of flowers, including camellias, roses, and magnolia in abundance.”

“We’ve lived here for 22 very happy years now and have enjoyed hosting many family gatherings. The light and airy lounge lends itself perfectly to entertaining and we enjoy cosying up in front of the log burner on a cold night. We also like to spend time in the kitchen as it has a stable door that we open to give us views over the fields as we catch up with a cup of coffee at the breakfast bar.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

On the first floor are three bedrooms, the Master is a spacious room with views to the front of the property and has an En-suite bathroom. There is a further double bedroom, a single bedroom, and a large shower room on this floor. A landing area with feature window overlooking the neighbouring countryside leads to a second set of stairs and to the fourth bedroom, which is a lovely room with fantastic views and could be used as a home office.









STEP OUTSIDE

To the outside of the property is parking for three cars (this could be increased if needed by using some of the garden), a pigsty (for storage) and a beautiful private front garden with established trees and shrubs and an ornamental fishpond. There is lots of potential to create either a garage or home office in this space (subject to planning). The rear gardens are communal and back onto open fields with stunning views and sunsets.







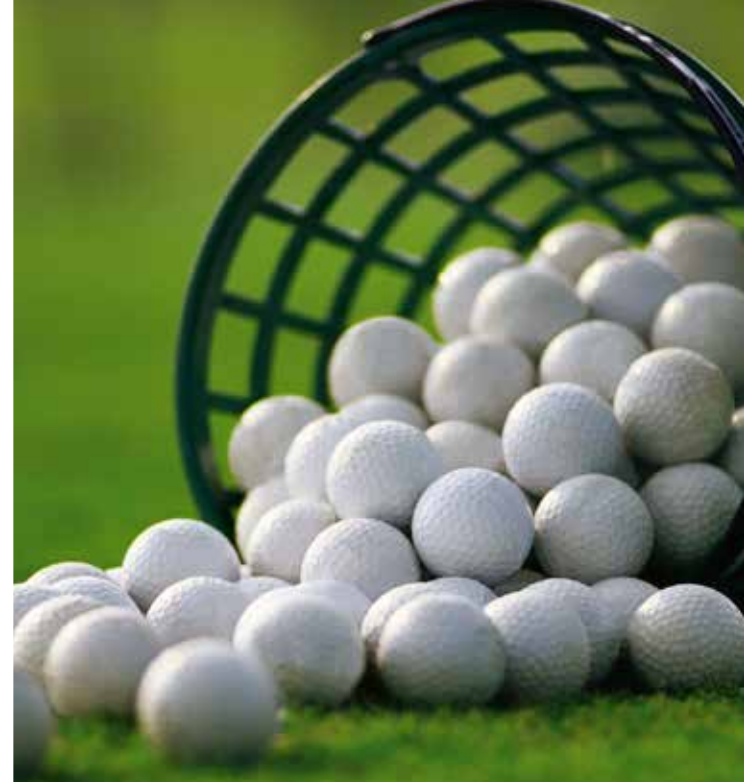


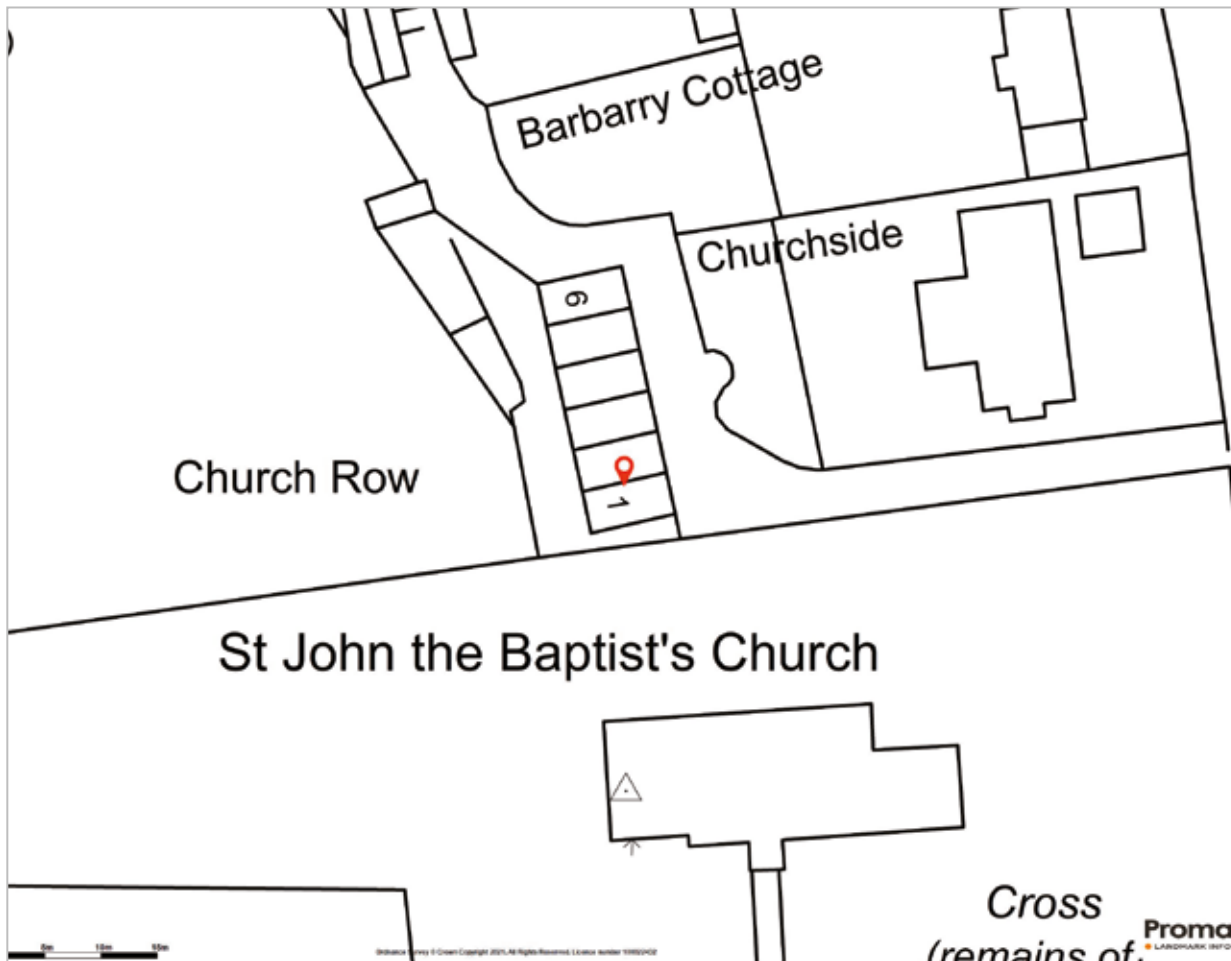


SUTTON COLDFIELD

A green and pleasant suburb, just eight miles from the city center of Birmingham, Sutton Coldfield is famed for its beautiful park and nature reserve. At 2,224 acres, it is one of the largest urban parks in the country. A site of Special Scientific interest, it provides habitat for a variety of birds and wildlife. The park also offers a range of sporting activities, including mountain biking, kayaking and sailing amongst others. Many charity runs are held in the park as well as the World Scout Jambouree.

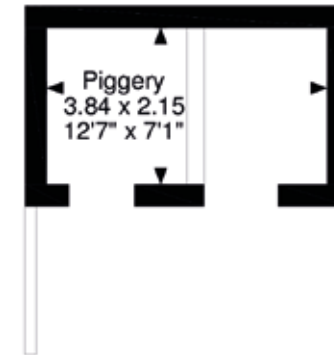
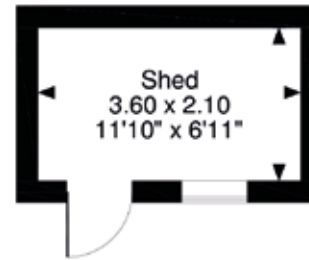
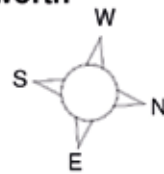
The popular Sutton Park provides all the amenities you could require; there are many restaurants and bistros within the vicinity as well as doctors, dental surgeries and the hospital all within the immediate vicinity. There is also a new development at the nearby Mere Green, which is to include shopping facilities such as Waitrose and Marks and Spencers. The schooling in the area is fantastic with grammar and private schools within easy reach. For travelling further afield, the local Four Oaks station provides an effortless commute to both Birmingham and Lichfield.



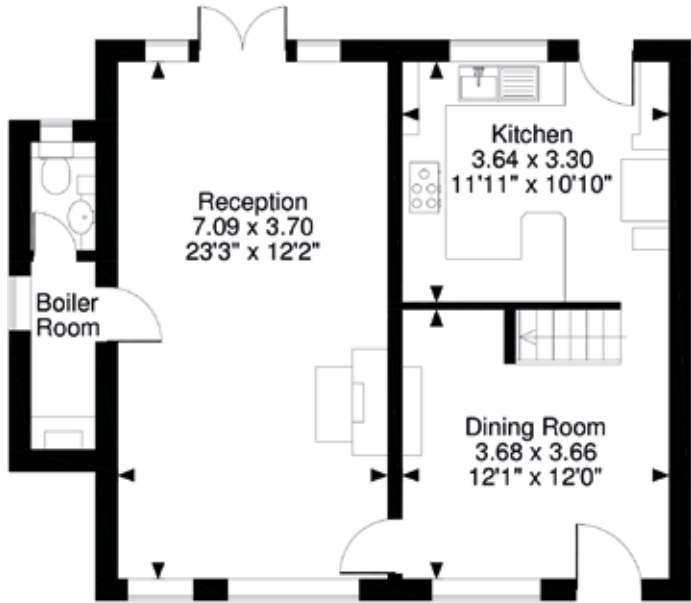


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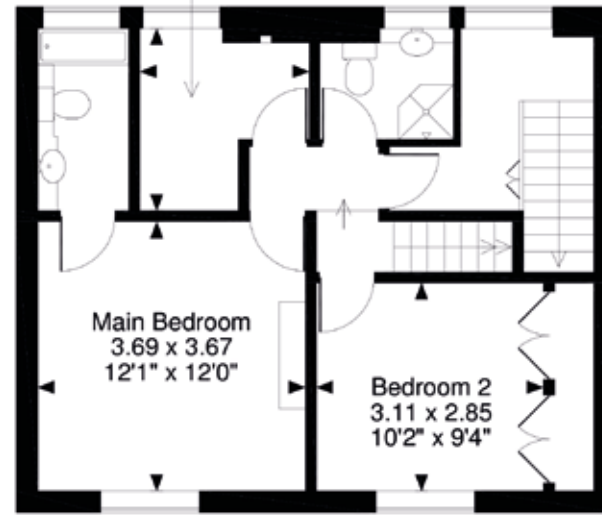
Approximate Gross Internal Area
Main House = 1205 Sq Ft/112 Sq M
Outbuilding = 170 Sq Ft/16 Sq M



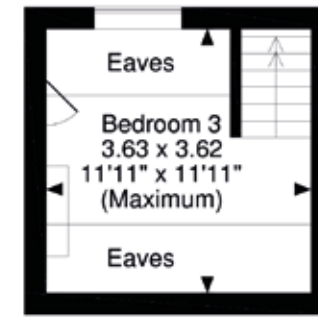
Bedroom 4
 2.50 x 2.32
 8'2" x 7'7"
 (Maximum)



Ground Floor



First Floor

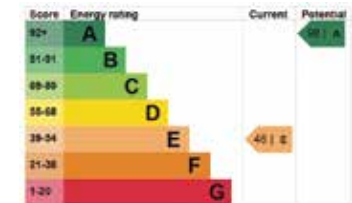


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

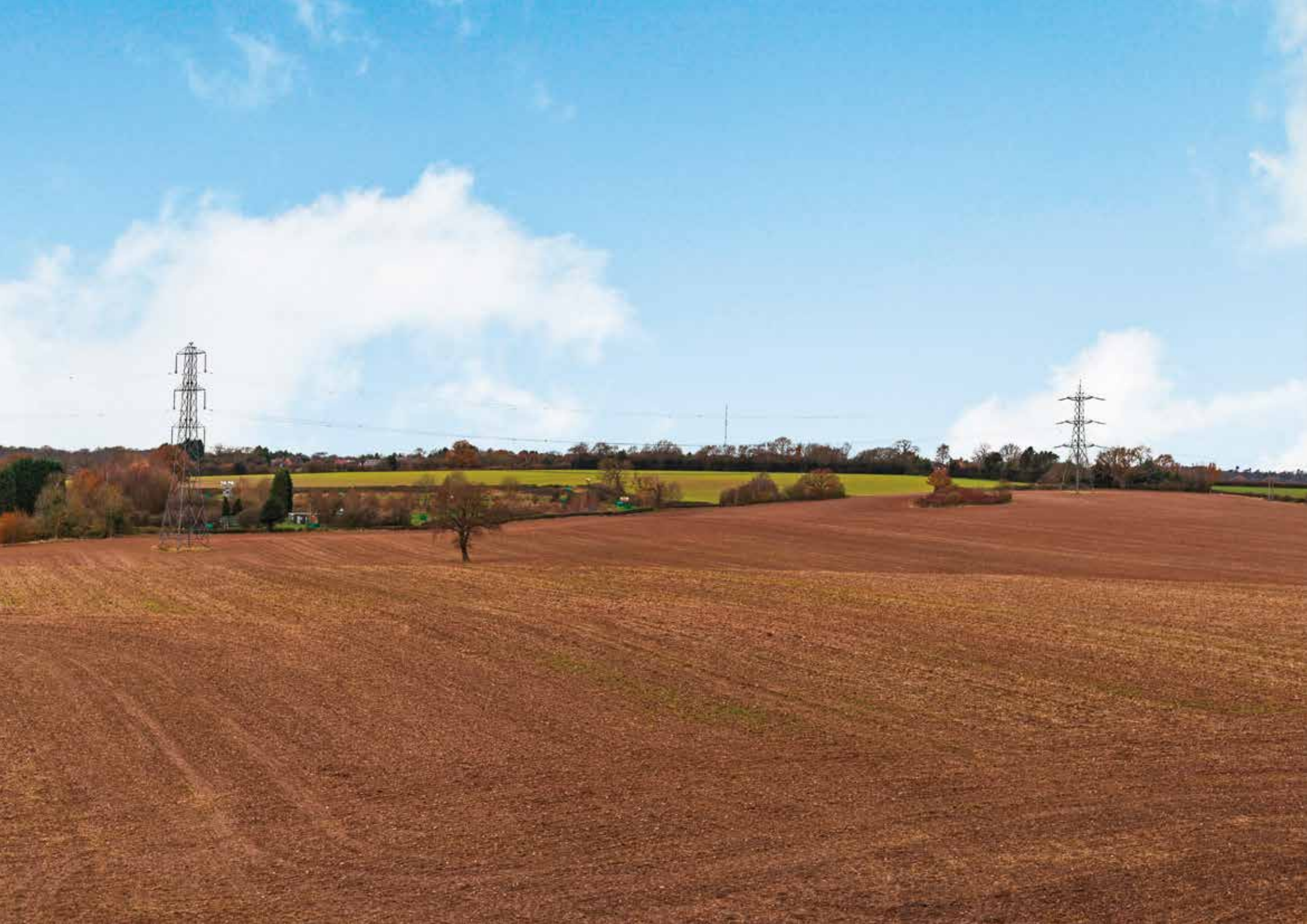
The position & size of doors, windows, appliances and other features are approximate only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



LISA FREER

PARTNER AGENT

Fine & Country Office
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Lisa has a passion for property and her experience in property development over the last 25 years has given her the ability to see the potential in most houses. Lisa has designed and project managed several large refurbishments, so is well placed to offer advice and guidance on viewings. A keen eye for interior design detail is one of Lisa's strengths meaning she is able to ensure that your property is presented to its absolute best prior to photographs/videography. Helping to stage your home prior to marketing is key to ensuring you achieve the best price possible for your home. Prior to her move into property, Lisa was a senior Nurse for many years, and her professional and warm manner along with a genuine desire to help clients in their purchase/sale are evident, going the extra mile to offer a seamless service, synonymous with what one would expect from Fine and Country.



SUKHI SINGH

HIGH NET WORTH MORTGAGE ADVISOR

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After working for many years as a lettings agent I decided to study for and qualified as a Mortgage Adviser in 2015. Worked for a large regional Building Society soon after qualifying, where I learnt all about the mortgage industry. In March 2019 I joined Mortgage Advice Bureau to be able to offer my clients a fantastic service and haven't looked back since! I love the variety each case brings and the job satisfaction when the case completes is second to none. In my spare time, I love spending time with my children, travelling and baking.

High Net Worth Mortgage Specialists



THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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