



Birchmoor Road

Birchmoor, Tamworth, Staffordshire, B78 1AB

£495,000

Property Features

- Extended Detached Four Bedroom Bungalow
- Reception/Through Hallway
- Spacious Lounge
- Stunning Kitchen/Dining/Family Room
- Study
- Four Double Bedrooms
- Luxury Shower Room
- Luxury Bathroom
- Rear Garage Store, Utility Room
- Driveway, Superb Gardens

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this exceptional extended detached four bedroom bungalow situated within this highly desirable location. The property occupies a particularly generous sized plot and is immaculately presented throughout, with accommodation briefly comprising: reception/through hallway, spacious lounge, stunning kitchen/dining/family room, study, four double bedrooms, luxury shower room, luxury bathroom, rear garage store, utility room, block paved driveway, superb gardens with summerhouse. Viewing is considered essential.

This stunning family home really must be viewed to be fully appreciated and has been upgraded and improved to a high standard by the current owners. The beautiful gardens create a perfect space for entertaining with the property itself set behind a full width block paved driveway with brick built raised planters incorporating flowering plants and shrubs, along with an artificial lawn, the block paved driveway extends to the side of the property with double gates and also providing access to the front entrance with a feature double glazed composite entrance door.

HALLWAY

This through hallway provides an excellent first impression with traditional styled floor tiles to the immediate entrance and additional laminate flooring, fitted storage cupboard, designer column radiator, two ceiling light points, oak doors leading off to:

ATTRACTIVE LOUNGE

14' 11" x 11' 11" (4.55m x 3.65m)

The lounge has a feature fireplace with tiled hearth and wooden mantle, a UPVC double glazed bay window to the front, ceiling light point, two designer column radiators.

STUNNING KITCHEN/DINING/FAMILY ROOM

21' 8" x 21' 2" (6.62m (max) x 6.46m (max))

This stunning L-shaped open plan room makes an ideal area for entertaining, with double glazed bi-fold doors opening out onto the block paved patio, two ceiling dome lights providing additional natural light. The kitchen area is fully fitted with an excellent range



of matching base units and drawers with oak working surfaces over along with complementary tiling surrounds, inset single drainer sink unit with hot and cold mixer tap, matching moveable breakfast island, built-in electric oven, four ring gas hob and extractor hood over, built-in microwave, integrated dishwasher, 'American' style fridge/freezer, matching full height larder style cupboards, additional range of matching wall mounted cupboards to include two glass fronted display cabinets, three ceiling light points, designer column radiator, contemporary style electric 'flame effect' log burner, engineered oak flooring.

STUDY

10' 0" x 7' 3" (3.06m x 2.21m)

With UPVC double glazed window to the side, designer column radiator, staircase leading off to the first floor landing.



BEDROOM THREE

12' 5" x 10' 0" (3.79m (into wardrobes) x 3.06m)

This beautifully presented double bedroom has built-in double wardrobe, UPVC double glazed window to the side, designer column radiator, ceiling light point.



BEDROOM FOUR

10' 10" x 8' 11" (3.32m x 2.72m)

This double bedroom has a UPVC double glazed window to the front, ceiling light point, designer column radiator.

LUXURY SHOWER ROOM

5' 10" x 6' 11" (1.78m x 2.13m)

Comprising of a white suite of fully tiled walk-in shower cubicle with black shower fitment, close coupled WC and wash hand basin set in vanity unit with tiled splashback, built-in storage cupboard, ceiling light point, tiling to floor, heated towel rail, obscure UPVC double glazed window to the side.



FIRST FLOOR LANDING

Having a 'Velux' double glazed roof window and ceiling light point, oak doors leading to:

BEDROOM ONE

14' 0" x 12' 4" (4.29m x 3.76m)

With sloping ceilings and two double glazed 'Velux' roof windows, designer column radiator, UPVC double glazed French doors leading to the covered balcony, walk-in wardrobe with hanging rail and power points.

COVERED BALCONY

This fantastic addition to the home has downlighters, tiling to floor, contemporary glass balustrade, and is a wonderful space to enjoy a coffee and views over the garden.

BEDROOM TWO

15' 7" x 12' 2" (4.77m x 3.73m)

Having sloping ceilings and a UPVC double glazed window to the front, two double glazed 'Velux' roof windows, designer column



radiator.

FAMILY BATHROOM

6' 0" x 8' 11" (1.85m x 2.72m)

This beautiful bathroom has a white suite of free standing roll top bath, close coupled WC and pedestal wash hand basin, colour washed panelling to dado rail height, combination column radiator/heated towel rail, ceiling light point, obscure UPVC double glazed window to the side.

OUTSIDE

GARAGE STORE

12' 8" x 9' 3" (3.87m x 2.84m)

Suitable for storage only with no vehicle access and having a ceiling strip light point, metal up and over entrance door, power points.

UTILITY ROOM

8' 2" x 5' 7" (2.50m x 1.72m)

Located at the rear of the garage and having a roll top working surface with tiled splashback, recess and plumbing for automatic washing machine, recess and point for additional electrical appliance, white close coupled WC and wash hand basin with tiled splashback, ceiling light point, obscure UPVC double glazed window, floor tiling.

STUNNING REAR GARDEN

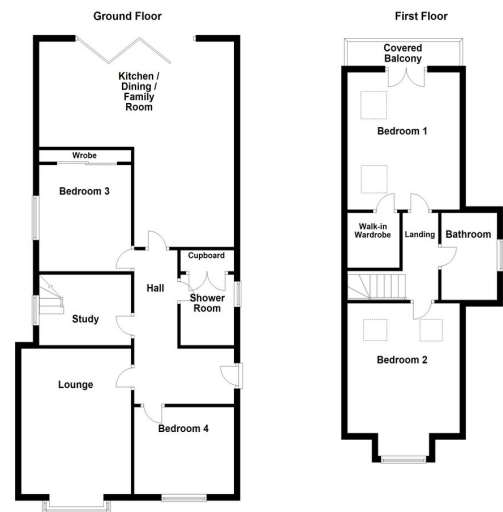
This particularly large and immaculate rear garden has a wide block paved pathway from the side entrance gates and a block paved patio, a pathway with Cotswold stone chipped border extends towards the rear of the garden which is laid to lawn with mature shaped borders to both sides containing a variety of plants and shrubs, to the rear of the garden is an ornamental garden pond with raised border and a hard standing suitable for housing of garden shed, the pathway also leads to the additional entertaining space with a large paved patio area and a timber built summerhouse/bar (3.46m x 5.91m). This makes an excellent area for entertaining but would also make an ideal home office.

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 01827 311412.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	67 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