



Green Lane
Birchmoor
£375,000

*** FULL OF CHARACTER & CHARM - BEAUTIFULLY PRESENTED - DESIRABLE VILLAGE LOCATION ***. We are delighted to be able to offer for sale this charming Victorian detached family home that has been much improved by the current owners briefly comprising: Two reception rooms, kitchen, rear lobby area, bathroom, master bedroom with en-suite, two further bedrooms, detached rear garage (restricted access), driveway and gardens. Internal viewing is essential.

IMPRESSIVE ENTRANCE HALL

Having an attractive double glazed wooden entrance door, single panelled radiator, attractive tiled floor, stairs leading off to the first floor landing and doors to...

FRONT RECEPTION ROOM

12' 5" x 14' 7" maximum into the bay (3.78m x 4.44m)

Double glazed bay window to front aspect, double panelled radiator, original coving and ceiling rose, stunning feature cast iron fireplace with decorative tiled sides, exposed and painted floorboards.

REAR RECEPTION ROOM

16' 8" x 12' 9" (5.08m x 3.89m)

Double glazed window to side aspect, door to a useful under stairs storage cupboard, laminated wooden effect flooring, original alcove storage, chimneybreast having the original inset cast iron stove with decorative wooden surround, door to the kitchen.

KITCHEN

14' 9" x 10' 4" (4.5m x 3.15m)

Double glazed window to side aspect, attractive side glazed wooden entrance door, double glazed window to side aspect, handmade wooden kitchen units, wooden worktops with matching up stands, Belfast style sink, space and plumbing for a washing machine, space and point for a Range style gas cooker with an extractor hood above, original cast iron fireplace with side wash tub, door to the rear lobby area.

REAR LOBBY AREA

5' 9" x 5' 0" (1.75m x 1.52m)

Double glazed window to rear aspect, useful appliance space and a door to the bathroom.

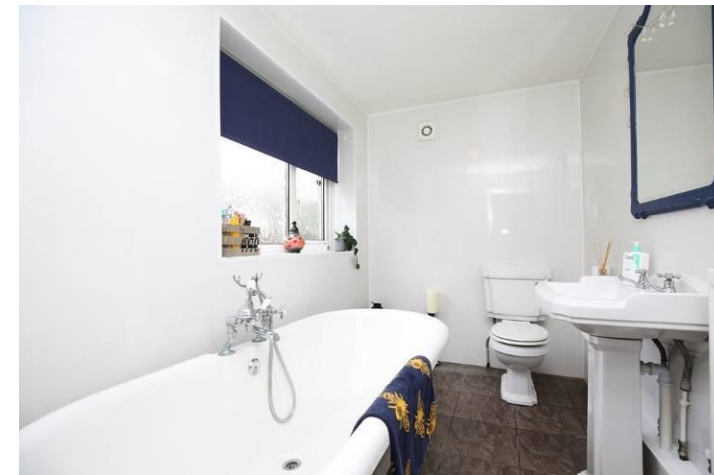
BATHROOM

9' 8" x 5' 9" (2.95m x 1.75m)

Opaque double glazed window to rear aspect, tiled floor, single panelled radiator, low level WC, traditional style pedestal wash hand basin, roll top style bath set on claw feet with a chrome mixer tap with shower head attachment, PVC panelled walls.

FIRST FLOOR LANDING

Access to the roof storage space, single panelled radiator and doors leading off to...



BEDROOM ONE

16' 8" x 13' 0" (5.08m x 3.96m)

Double glazed window to front aspect, feature cast iron fireplace with decorative tiled sides, double panelled radiator and a door to the en-suite.

ENSUITE

6' 7" x 2' 8" (2.01m x 0.81m)

Low level WC, wash basin with useful vanity storage beneath, tiled shower area having a chrome mixer style shower, double panelled radiator.

BEDROOM TWO

12' 9" x 12' 2" (3.89m x 3.71m)

Double glazed window to rear aspect and a single panelled radiator.

BEDROOM THREE

9' 9" x 7' 9" (2.97m x 2.36m)

Double glazed window to rear aspect and a single panelled radiator.

TO THE EXTERIOR

The front and side is slate chipped to provide off road parking with side gates leading to the rear garden and double garage (limited access to the garage and would not be suitable for a wide car). The rear garden is mainly laid to lawn with a stoned patio and rear tiled patio area. The detached double garage has an up and over door, power and light.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).



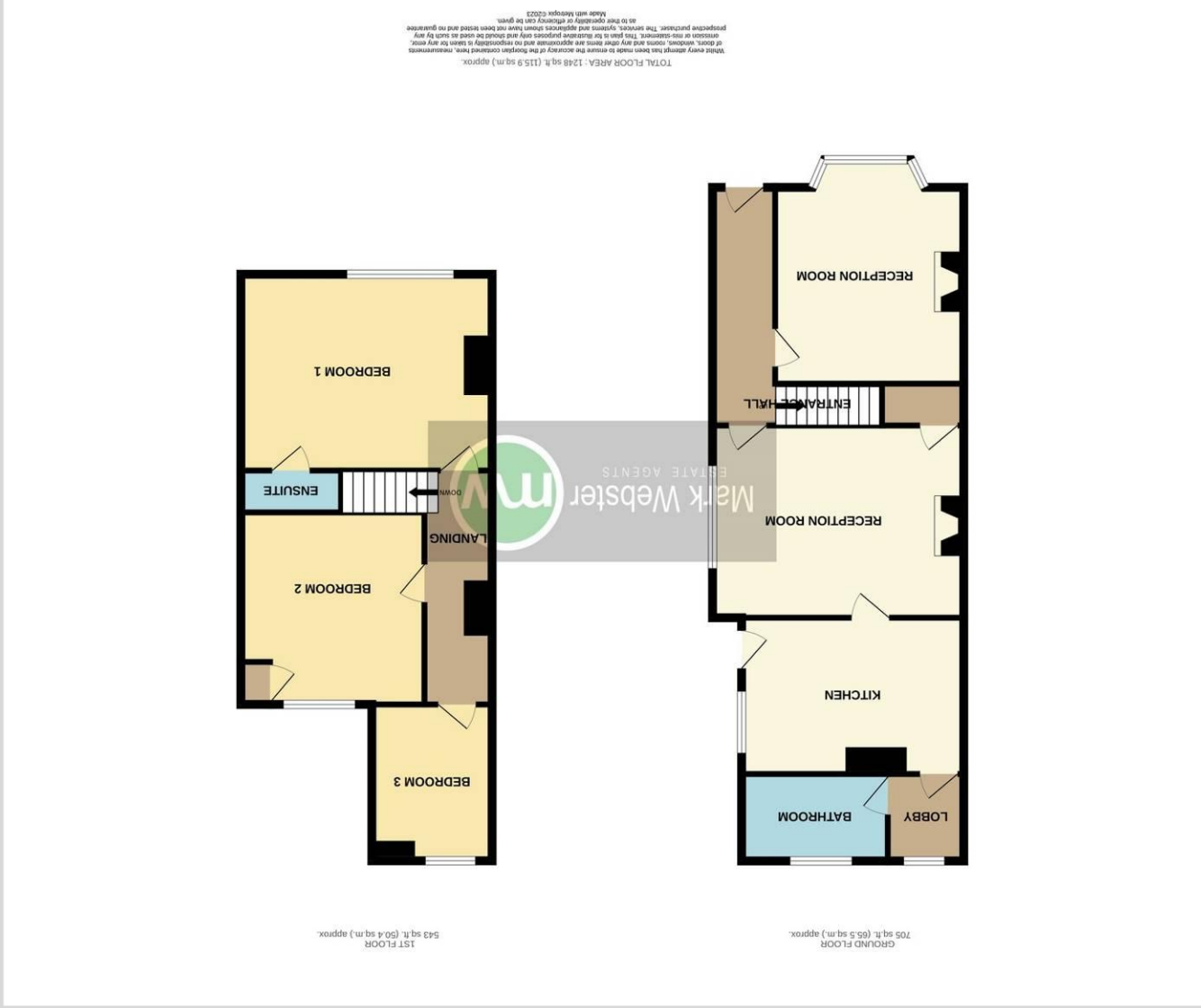
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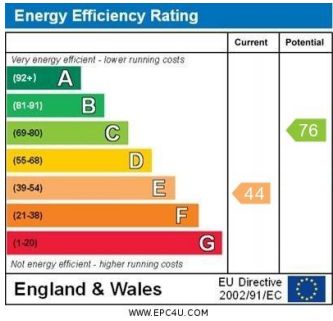
Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



Floorplan



Energy Performance Rating:



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Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

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