



New Street

Birchmoor, Tamworth, Staffordshire, B78 1AF

Offers Over £195,000

# Property Features

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- Charming and Superbly Presented
- Attractive Rear Garden
- Cosy Lounge
- Superb Village Location
- Stunning Dining / Kitchen Area
- Popular Local Schools, Commuting Links & Shops Nearby
- Two Double Bedrooms
- Freehold
- Modern Family Bathroom
- No Chain

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this most charming and superbly presented cottage style residence situated upon this well established street within this popular village location. The property benefits from UPVC double glazing, gas fired central heating and no onward chain, with accommodation briefly comprising: lounge, open dining area, fitted kitchen, modern bathroom, two double bedrooms, attractive rear garden. Internal viewing is considered essential.

This beautiful two bedroom semi detached property enjoys a pleasant position within this popular village setting and is close to shopping amenities, excellent commuting links and locals schools, with the property itself benefiting from a rendered frontage, a side gate leading to the rear garden, and composite front entrance door with external courtesy light point adjacent.

### LOUNGE

11' 11" x 11' 04" (3.63m x 3.45m)

Positioned to the front of the property, the lounge has an obscure double glazed composite front entrance door, with a UPVC double glazed window overlooking the front aspect, feature recessed fire display with exposed brick surround and tiled hearth, ceiling light point and downlighters, wall sockets, TV connection point, telephone connection point, upright raw metal column radiator, quality wood grain effect flooring with an open arch into:



## DINING AREA

11' 05" x 12' 00" (3.48m x 3.66m)

This immaculately presented open plan room is currently being utilised as a dining room, and has a stunning feature fire display with exposed brick surround and recessed fitted log burner with herringbone brick hearth, ceiling light point, versatile floorspace, UPVC double glazed window to the side, door providing access to the first floor landing with storage cupboard beneath, modern raw metal column radiator, quality wood grain effect flooring, open aspect into:

## FITTED KITCHEN

9' 07" x 07' 10" (2.92m x 2.39m)

The modern fitted kitchen has an excellent matching range of high gloss handleless base units and drawers, integrated 'AEG' dishwasher, full height integrated fridge/freezer with larder style cupboard adjacent, built-in 'Beko' oven with oven grill above and storage above and beneath, recess and plumbing for washing machine, four ring 'Bosch' induction hob with glass splashback and black glass extractor hood over with complementary downlighters, matching range of high gloss handleless wall units offering additional storage space with complementary fitted wine rack, square edge working surfaces with matching upstands, inset one and half bowl quartz composite sink with drainer unit and hot and cold mixer tap over, UPVC double glazed window overlooking the rear garden, UPVC double glazed door opening out to rear patio, ceiling downlighters, wall sockets with fitted USB ports, extractor fan, water resistant wood grain effect flooring, door into:

## DOWNSTAIRS BATHROOM

05' 04" x 09' 03" (1.63m x 2.82m)

This stunning family bathroom has a matching suite comprising of a close coupled WC, hand wash basin with hot and cold mixer tap over and pull out toiletry storage drawers beneath, panelled bath with hot and cold mixer tap and waterfall shower head above with detachable hose, feature tiled mosaic and glass side screen, ceiling to floor tiled surround, wall mounted heated towel rail, obscure UPVC double glazed window to the rear, extractor fan, ceiling downlighters, quality water resistant wood grain effect flooring with underfloor heating.

## FIRST FLOOR LANDING

Having loft hatch access, wall mounted light point, door into:



## BEDROOM ONE

11' 05" x 12' 00" (3.48m x 3.66m)

This generously sized double bedroom has a UPVC double glazed window overlooking the front aspect, ceiling light point, upright raw metal column radiator, wall sockets, ample floor space for free standing wardrobes.

## BEDROOM TWO

11' 12" x 12' 01" (3.66m x 3.68m)

Being almost identical in size to the master bedroom, bedroom two offers superb floor space for a free standing double bed and free standing wardrobes, and has a UPVC double glazed window overlooking the rear garden, ceiling light point, wall sockets, modern raw metal column radiator, door into the overstairs storage cupboard enclosing the wall mounted 'Worcester Bosch' combination boiler.

## OUTSIDE

### REAR GARDEN

The attractive rear garden has a slabbed paved patio area offering superb outdoor seating and entertainment space, with a continuing slabbed paved path leading to the side entrance gate, with a raised lawn occupying the centre of the garden and continuing to both party boundaries, with stepping stones providing access to the free standing timber shed which occupies the rear boundary and offers superb outdoor storage facilities, the garden also has external sockets, hot and cold out water supply.

### ANTI MONEY LAUNDERING

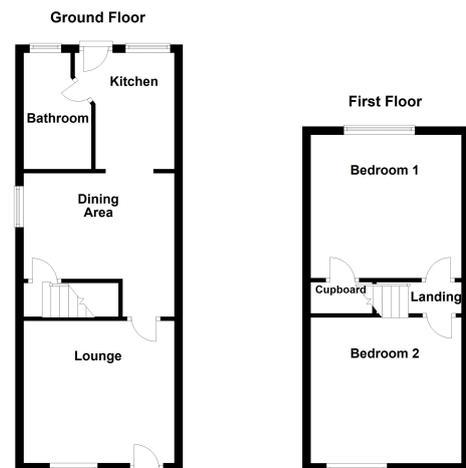
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		84   B
69-80	C		
55-68	D	63   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