



New Street

Birchmoor, Tamworth, Staffordshire, B78 1AE

£234,950

Property Features

- Well Presented Cottage Style Mid Terraced Residence
- Lounge and Dining Room
- Fitted Kitchen
- Utility Room
- Three Bedrooms
- Family Bathroom
- Well Maintained Rear Garden
- Superb Village Location
- Viewing Considered Essential
- No Onward Chain

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this 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, with accommodation briefly comprising: lounge, dining area, fitted kitchen, utility area, three bedrooms, family bathroom, attractive rear garden. Internal viewing is considered essential.

This charming property resides in an enviable semi-rural location in the village of Birchmoor. Situated in fantastic proximity to a range of local schooling, shopping amenities and commuter links, with the property itself set behind low-level timber fencing enclosing the fore-garden and leading to the composite front entrance door.

LOUNGE

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

This bright and spacious lounge offers an inviting first impression upon entering the property. With recent cosmetic improvement coming courtesy of the current Vendors, the lounge enjoys a myriad of space for a range of freestanding furniture, feature fireplace housing the wooden log-burner, upgraded USB wall sockets throughout, radiator, ceiling light point and door into:

DINING ROOM

11' 11" x 12' 7" (3.63m x 3.84m)

Accessed via the lounge, the superb proportions of this secondary reception room provides a range of potential functions with it currently being used as a formal dining room. Having rustic wooden flooring throughout, recess for feature fireplace with brick-built surround, UPVC double glazed window filtering in a host of natural light, wall sockets, radiator, ceiling light point and door into:



KITCHEN

13' 0" x 6' 2" (3.96m x 1.88m)

Positioned to the rear of the property and having quarry tiled flooring throughout, a matching range of white base units and wall-mounted cupboards providing fantastic storage space, recess and point for fridge-freezer, recess and plumbing for full-sized dishwasher, integrated 'Hotpoint' Oven with matching Four Ring Gas Hob, wood laminate roll-top working surfaces, inset one and a half bowl sink and draining unit with chrome coloured hot and cold mixer tap over, contrast half-tiled surround and splashback, radiator, USB wall sockets, access for 'Vaillant' combination boiler, UPVC double glazed window, integrated extractor fan, one ceiling point and door into:



UTILITY ROOM

4' 11" x 8' 2" (1.5m x 2.49m)

This brilliant addition by the current vendors offers much needed space for utility appliances with quality tiled flooring, recess and plumbing for washing machine and recess and point for tumble dryer in a tower arrangement, UPVC double glazed French doors opening out onto the garden patio and a wall-mounted light point.



LANDING

Featuring doors off to all rooms, wall sockets, two ceiling light points and loft hatch access with ladders fitted offering ample storage.

BEDROOM 1

9' 7" x 12' 0" (2.92m x 3.66m)

This light and airy double bedroom boasts superb space for a range of freestanding furniture with a large UPVC double glazed window looking onto the front aspect of the property, built in cupboard giving storage space over the stairs, wall sockets, radiator and one ceiling light point



BEDROOM 2

8' 9" x 12' 8" (2.67m x 3.86m)

Enjoying similar benefits to the main, the room of double proportions comfortably houses a range of furniture, offering a private outlook to the rear garden and the panoramic views beyond via the UPVC double glazed window, wall sockets, radiator and one ceiling light point.



BEDROOM 3

5' 11" x 12' 0" (1.8m x 3.66m)

The third bedroom presents fantastic versatility, currently being used as a bedroom but having potential for a home office or dressing room, having a UPVC double glazed window overlooking the fore, wall sockets, radiator and one ceiling light point.

BATHROOM

13' 0" x 6' 2" (3.96m x 1.88m)

Having been refitted by the current owners to an excellent standard, this opulent family bathroom offers a spacious four piece suite. Having quality tiled flooring throughout, you are first greeted with a large walk in shower with glass side-screen and chrome coloured shower fitment over, full size white panelled bath with chrome coloured hot and cold taps over, close coupled WC, matching white vanity sink unit with hot and cold taps over and quality tiled upstand, chrome coloured towel rail, obscure UPVC double glazed window, in-built extractor fan and ceiling downlighters.

OUTSIDE

GARDEN

Enjoying an abundance of light and uninterrupted skies, this generous rear garden gives immense potential for outdoor reception space and landscaping for potential buyers being predominantly lawned garden.

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		86 B
69-80	C		
55-68	D	62 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