



The Lair

Birchmoor, Tamworth, Staffordshire, B78 1BA

£279,950

Property Features

- Well Presented Semi-Detached Home
- Welcoming Entrance Hall
- Guest Cloakroom
- Lounge
- Fitted Kitchen & Dining Room
- Master Bedroom With En-Suite
- Two Further Bedrooms
- Family Bathroom
- Attractive Rear Garden
- Driveway

Full Description

Introducing an exceptional Three-Bedroom Semi-Detached family home in Birchmoor, Tamworth

Nestled within the heart of the village of Birchmoor, this stunning three-bedroom semi-detached property is situated on this modern and popular residential development. Boasting an ideal location within walking distance of outstanding local schools, excellent commuting links, and village shopping amenities, this property offers the perfect blend of convenience and comfort.

GROUND FLOOR

As you step through the secure composite front entrance door, you are greeted by an inviting entrance hall, complete with a convenient guest cloakroom. The ground floor unfolds seamlessly into an attractive lounge featuring dual aspect windows and doors to the side and rear, allowing natural light to flood the space. The center piece of the lounge is a striking bi-ethanol fire display with a slate effect tiled surround. Adjacent to the lounge is a superbly fitted kitchen, boasting ample base and wall units, along with white goods recesses and windows overlooking the rear garden. The kitchen leads into the dining room, cleverly converted from the garage, providing versatile floor space, bow window to the front aspect and access to the roof loft void above.

GUEST CLOAKROOM

5' 01" x 3' 02" (1.55m x 0.97m)

LOUNGE

20' 04" x 9' 09" (6.2m x 2.97m)

KITCHEN

16' 00" x 8' 01" (4.88m x 2.46m)



DINING ROOM

15' 08" x 8' 00" (4.78m x 2.44m)

FIRST FLOOR

Ascending to the first floor, a well-presented landing area offers access to the loft space and leads to the master bedroom with an en-suite, two additional double bedrooms, and a family bathroom. Each room is thoughtfully designed and immaculately presented.

BEDROOM ONE

11' 07" x 10' 03" (3.53m x 3.12m)

BEDROOM ONE EN-SUITE

8' 04" x 4' 00" (2.54m x 1.22m)

BEDROOM TWO

11' 07" x 8' 00" (3.53m x 2.44m)

BEDROOM THREE

9' 01" x 8' 04" (2.77m x 2.54m)

FAMILY BATHROOM

5' 03" x 6' 02" (1.6m x 1.88m)

EXTENAL

To the rear, a meticulously landscaped three-tiered garden awaits, showcasing the owners' commitment to both aesthetics and functionality. The garden features retaining walls adorned with cladding and artificial greenery, creating a visually stunning backdrop, whilst the panelled fence is to the right hand boundary offering views beyond. The bottom tier of the garden serves as external storage, adding practicality to the outdoor space.

To the fore of the home is a tarmacadam driveway which allows ample parking space and leads to the front entrance door and side entrance gate.

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.

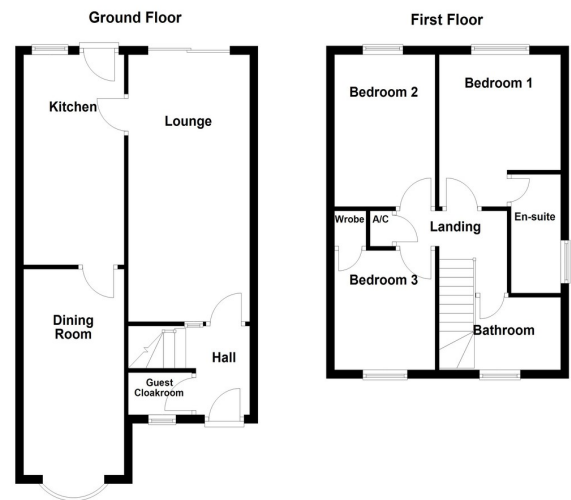


TENURE

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.



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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