



Birchwood Avenue

Dordon, Tamworth, B78 1RB

£235,000

Property Features

- Delightfully Presented Semi-Detached Family Home
- Wonderful Cul De Sac Position
- Superb Dual Aspect Lounge
- Attractive Breakfast Kitchen
- Sleek Shower Room
- Three Fantastic Bedrooms
- Modern Family Bathroom
- Peaceful & Private Rear Garden
- Close to Local Schooling & Commuter Links
- Freehold

Full Description

This beautifully presented semi-detached family home has been meticulously modernised by the current owners, blending contemporary style with timeless charm to create a warm and inviting space. Perfect for modern family living, the property offers a seamless combination of functionality and elegance.

GROUND FLOOR

Upon entering, you are welcomed by a superb dual-aspect family lounge, bathed in natural light and featuring French doors that open onto the rear garden, providing a perfect space for relaxation and social gatherings.

The beautifully appointed breakfast kitchen boasts sleek base units, roll-top work surfaces, and a spacious built-in storage cupboard, combining practicality with style.

Completing the ground floor is a chic shower room, thoughtfully designed for convenience.

OPEN LIVING ROOM / DINING AREA

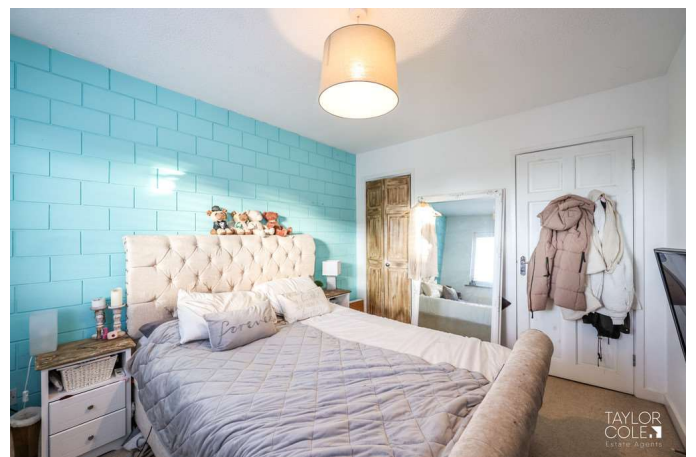
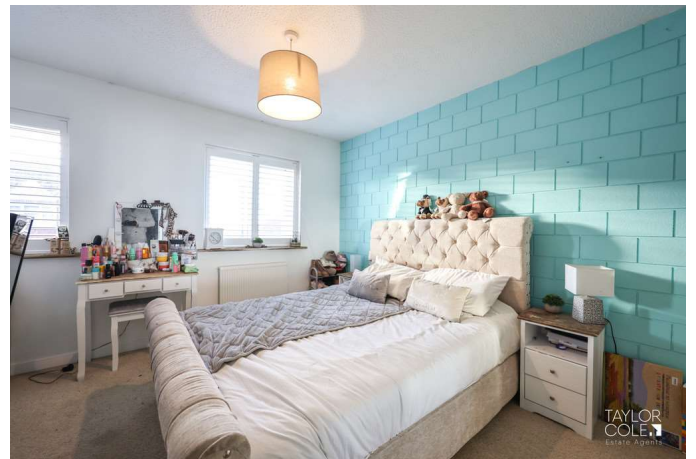
23' 8" x 12' 5" (7.21m x 3.78m)

KITCHEN

11' 4" x 9' 1" (3.45m x 2.77m)

DOWNSTAIRS SHOWER ROOM

5' 4" x 5' 1" (1.63m x 1.55m)



FIRST FLOOR

Upstairs, the home offers three generously sized bedrooms, each providing a versatile layout to suit a variety of needs, with the main bedroom benefiting from a wealth of fitted storage. The first floor is further enhanced by a modern and stylish family bathroom, creating a serene retreat for relaxation.

BEDROOM ONE

11' 4" x 9' 4" (3.45m x 2.84m)

BEDROOM THREE

8' 1" x 9' 7" (2.46m x 2.92m)

BEDROOM TWO

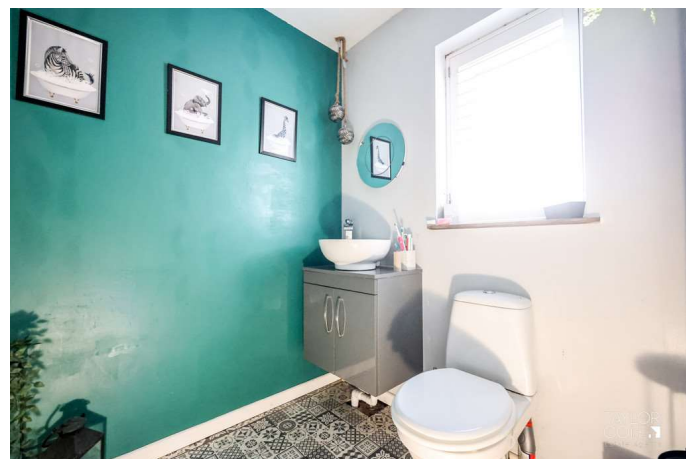
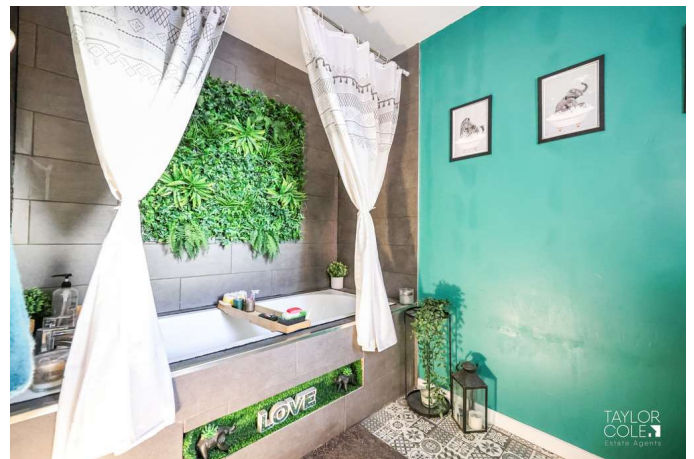
9' 1" x 11' 5" (2.77m x 3.48m)

FAMILY BATHROOM

8' 6" x 6' 3" (2.59m x 1.91m)

THE REAR

The rear garden is a private haven, expertly designed for outdoor enjoyment. A spacious timber deck offers the ideal setting for seating and entertaining, while a neatly maintained lawn with a central stone path provides a charming touch. Secure timber fencing frames the space, ensuring peace and privacy for your family.



ANTI MONEY LAUNDERING

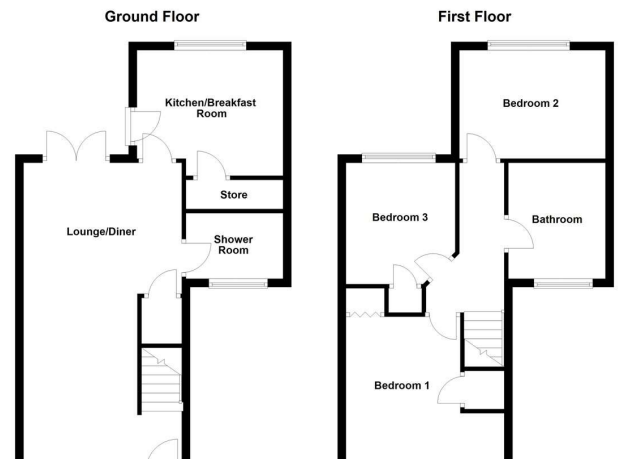
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		85 B
69-80	C	70 C	
55-68	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