



Birchfield Close

Two Gates, Tamworth, , B77 1GY

£155,000

Property Features

- Spacious Ground Floor Apartment
- Exclusive Modern Development
- Secure Communal Entrance
- Welcoming Reception Hall
- Dual Aspect Living Room/Fitted Kitchen
- Two Double Bedrooms
- Matching Family Bathroom
- Two Allocated Parking Spaces
- Close to Local Schooling & Shopping Amenities
- No Onward Chain

Full Description

Taylor Cole Estate Agents are delighted to offer for sale this spacious and beautifully presented ground floor apartment, located within an exclusive and well-maintained residential development.

Blending stylish contemporary interiors with attractive communal surroundings, this property presents an ideal opportunity for first-time buyers, downsizers, or investors. An early viewing is highly recommended to fully appreciate all that this superb home has to offer.

INTERNAL

The apartment is approached via an attractive frontage featuring a canopy porch and secure entry system, leading into a well-kept communal hallway with stairs to all floors. The apartment itself is accessed through a solid wood entrance door.

Inside, a bright and welcoming reception hallway greets you, complete with a security intercom system and multiple built-in storage cupboards, providing access to all principal rooms.

At the rear of the property, the open-plan lounge enjoys a dual-aspect design, flooding the space with natural light and offering pleasant views of the surrounding greenery. This generously sized living and dining area is thoughtfully laid out for comfort and versatility, flowing effortlessly into the adjoining modern kitchen. The kitchen is fitted with a range of matching wall and base units, ample worktop space, and dedicated areas for appliances.

The apartment offers two well-proportioned double bedrooms, each with a peaceful rear aspect and ample space for free-standing furniture, making them suitable for a



range of lifestyle needs.

The accommodation is completed by a stylish, contemporary bathroom featuring a modern three-piece suite: a white panelled bath with overhead shower, pedestal wash basin, and close-coupled WC.

RECEPTION HALL

13' 8" x 10' 4" (4.17m x 3.17m)

LIVING ROOM

14' 10" x 11' 6" (4.53m x 3.51m)

FITTED KITCHEN

11' 3" x 5' 4" (3.45m x 1.65m)

BEDROOM ONE

13' 3" x 11' 4" (4.06m x 3.46m)

BEDROOM TWO

10' 0" x 8' 9" (3.05m x 2.68m)

BATHROOM

6' 5" x 6' 2" (1.96m x 1.89m)

OUTSIDE

Externally, the development boasts a range of features including expansive communal gardens, neatly paved pathways, and secure off-road parking to the rear, where this apartment benefits from two allocated spaces.

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 by the current owner that the property is leasehold however we have not inspected a copy of the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





%epcGraph_c_1_339%

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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