



Woodland Way

Birchmoor, Tamworth, , B78 1AY

£149,500

Property Features

- Ideal for first time buyers, downsizers, or buy-to-let investors
- Quiet residential location in the popular village of Birchmoor
- Excellent access to Tamworth town centre, A5 and M42 for commuters
- Bright and spacious living room
- Fitted modern kitchen
- One spacious double bedroom with room for wardrobes and storage
- Generously sized bathroom with bath and shower
- Allocated parking and additional on street parking available
- Freehold

Full Description

Nestled in the peaceful and sought after village of Birchmoor, this delightful one bedroom end-terraced home offers an ideal opportunity for first time buyers, downsizers, or buy-to-let investors. Tucked away in a quiet residential area, the property enjoys a generous corner plot with added privacy and a low maintenance garden space.

THE FORE

GROUND FLOOR

The accommodation features a welcoming open plan living room and kitchen area, designed to maximize space and natural light.

OPEN PLAN LIVING ROOM/DINING AREA

8' 9" x 15' 2" (2.67m x 4.62m)

KITCHEN

5' 1" x 9' 7" (1.55m x 2.92m)

FIRST FLOOR

The property features a well proportioned double bedroom with space for wardrobes and additional furniture. The bathroom is notably spacious and includes both a bath and shower, with scope for future modernisation to suit personal taste.

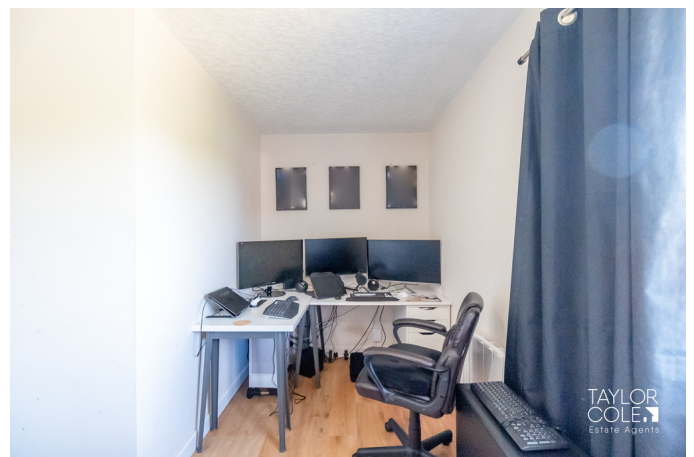
BATHROOM

4' 8" x 8' 4" (1.42m x 2.54m)

BEDROOM ONE

11' 3" x 15' 3" (3.43m x 4.65m)

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.

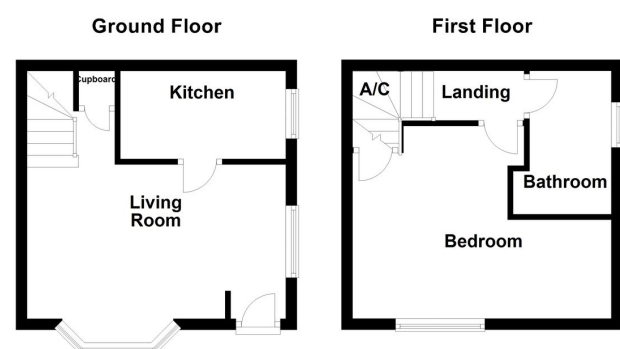
TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative. We have been advised by the owner that there is a estate charge in place, please contact the office to confirm further details.

VIEWING

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 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