



Robeys Lane

Birchmoor, Tamworth, , B78 1AR

Offers Over £580,000

# Property Features

- Exclusive and highly private gated development
- Exceptional brand new detached family home
- Energy efficient design with air source heat pump
- Superb open plan kitchen/diner with bi-fold doors to the garden
- Home office/snug ideal for remote working
- Four generous double bedrooms, two with en-suite facilities
- Corner plot with extensive parking, detached double garage and private rear garden
- Two year maintenance cover with additional new home warranty
- Convenient location and transport links

## Full Description

Situated within an exclusive and highly private gated estate, this exceptional brand new detached residence represents the perfect blend of contemporary architecture, luxury finishes and thoughtfully designed family living. Occupying a desirable position within this prestigious development, the property has been crafted to an impressive standard throughout, offering beautifully proportioned accommodation flooded with natural light and finished with high quality fixtures and fittings. Designed with both modern lifestyles and effortless entertaining in mind, this stunning home delivers a superb balance of stylish open-plan spaces alongside more intimate reception areas, all within a secure and tranquil setting that offers a true sense of privacy and exclusivity. The property has also been designed with energy efficiency at the forefront, benefiting from highly economical running costs and incorporating an air source heat pump system, helping to provide environmentally conscious and cost-effective modern living. Convenient EV charging point installed per property providing easy and efficient charging for electric vehicles.

Extending to approximately 1,420 sq ft, this impressive four-bedroom home has been thoughtfully designed to combine contemporary style with practical living spaces. The heart of the home is the superb open plan kitchen/diner, perfectly suited for modern family life and entertaining, featuring bi-fold doors opening directly onto the garden and creating a seamless indoor-outdoor lifestyle.

### THE FORE

Externally, the property occupies an enviable corner position within this prestigious gated development, benefiting from a substantial plot offering excellent levels of privacy and generous outdoor space. The property further enjoys extensive parking provisions alongside a detached garage,



making it ideally suited for modern family living within this secure and tranquil setting.

#### GROUND FLOOR

Complementing the ground floor is a spacious living room with double doors leading into the kitchen/diner, offering flexibility for both open-plan entertaining and more intimate evenings. A versatile home office/snug provides the ideal space for remote working, playroom or additional reception space, whilst a separate utility room and guest WC complete the accommodation.

#### LIVING ROOM

19' 6" x 12' 6" (5.94m x 3.81m)

#### OFFICE

8' 1" x 15' 4" (2.46m x 4.67m)

#### KITCHEN/DINER

11' 5" x 27' 4" (3.48m x 8.33m)

#### UTILITY ROOM

6' 8" x 5' 2" (2.03m x 1.57m)

#### FIRST FLOOR

The first floor offers a thoughtfully designed layout centered around comfort and practicality, featuring four well-proportioned bedrooms arranged around a spacious central landing. The principal bedroom benefits from its own private en-suite shower room and dedicated wardrobe area, creating a relaxing retreat with excellent storage. A second en-suite bedroom provides added convenience for guests or older children, while Bedrooms Three and Four are both generous doubles with easy access to the contemporary family bathroom. Large windows throughout allow for plenty of natural light, enhancing the bright and airy feel of the upper level. Carefully planned circulation space and built-in storage complete this functional and family-friendly first-floor accommodation.

#### BEDROOM ONE

14' 7" x 12' 6" (4.44m x 3.81m)

#### BEDROOM TWO

10' 8" x 10' 8" (3.25m x 3.25m)

#### BEDROOM ONE EN-SUITE

#### BEDROOM TWO EN-SUITE

### BEDROOM THREE

13' 5" x 9' 6" (4.09m x 2.9m)

### BEDROOM FOUR

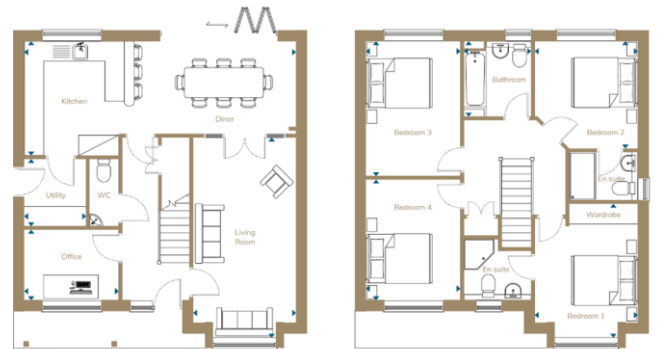
12' 0" x 9' 6" (3.66m x 2.9m)

### BATHROOM

7' 10" x 6' 7" (2.39m x 2.01m)

### THE REAR

To the rear, the property enjoys a beautifully private enclosed garden designed with both relaxation and ease of maintenance in mind. Thoughtfully arranged to maximise privacy, the outdoor space provides an ideal setting for entertaining, family enjoyment, or simply unwinding in peaceful surroundings. A generous patio seating area offers the perfect space for outdoor dining and summer gatherings, while the high-quality lawn creates an attractive year-round finish with minimal upkeep required. Combining practicality with contemporary landscaping, the rear garden complements the modern lifestyle offered throughout this exceptional home.



### 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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Tamworth  
Staffordshire  
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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