

Mark
Webster
estate agents



Birchmoor Road
BIRCHMOOR

Mark
Webster
estate agents



FOR SALE

Birchmoor Road
Birchmoor
£385,000

*** MAGNIFICENT DETACHED BUNGALOW - BEAUTIFUL GARDENS - LARGE DRIVEWAY
***. Located in the village of Birchmoor we have this stunning three bedroom bungalow that has been much improved by the current owners briefly comprising: Through hallway, lounge, conservatory, kitchen, three bedrooms, refitted shower room, large driveway, tandem garage and beautifully maintained gardens. Viewing is essential.

THROUGH HALLWAY

Having an attractive opaque triple glazed composite style entrance door, laminated wooden effect flooring, modern tall radiator, door to a useful storage cupboard and further doors leading off to...

LOUNGE

12' 8" x 11' 5" (3.86m x 3.48m)

Laminated wooden effect flooring, double panelled radiator and triple glazed French doors leading to...

CONSERVATORY

11' 3" x 8' 9" (3.43m x 2.67m)

Laminated wooden effect flooring, double panelled radiator, double glazed windows to rear and side aspects with French doors leading out to the rear garden.

KITCHEN

15' 0" x 8' 8" (4.57m x 2.64m)

Triple glazed windows to rear and side aspects, laminated wooden effect flooring, wide range of white high gloss style kitchen units, built in dishwasher, space for a fridge freezer, space for a Range style cooker with a stainless steel extractor hood above, granite work surfaces with matching splash backs, space and plumbing for a washing machine.

BEDROOM ONE

14' 9" x 13' 5" (4.5m x 4.09m)

Triple glazed windows to front and side aspects, laminated wooden effect flooring and a double panelled radiator.

BEDROOM TWO

10' 6" x 9' 9" (3.2m x 2.97m)

Triple glazed window to front aspect, single panelled radiator and laminated wooden effect flooring.

BEDROOM THREE/DINING ROOM

10' 6" x 9' 3" to the fitted wardrobes (3.2m x 2.82m)

Triple glazed window to side aspect, laminated wooden effect flooring, single panelled radiator and fitted wardrobes with sliding mirrored doors.



REFITTED SHOWER ROOM

8' 9" x 8' 2" (2.67m x 2.49m)

Opaque triple glazed window to rear aspect, modern tall column style radiator, PVC panelled ceiling, low level WC, wash basin with useful vanity storage beneath with grey high gloss style doors, walk in style PVC panelled shower enclosure having a chrome mixer rainfall style shower, tiled walls.

TO THE EXTERIOR

To the front of the property is a large driveway providing excellent parking facilities, planted borders and steps up to reception area. Side gated access providing limited vehicular access to the garage. There is a superb good sized rear garden having patio area, lawn, planted borders and patio area with gazebo.

GARAGE

21' 6" x 8' 7" (6.55m x 2.62m)

Having electric roller door to the front. side window, power and lighting.

BRICK STORE

6' 0" x 8' 7" (1.83m x 2.62m)

Attached to the rear of the garage with entrance door, internal window, power and lighting.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

SERVICES: We understand that all mains services are connected.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D . (This information is provided from the Council Tax Valuation List Website)



Floorplan

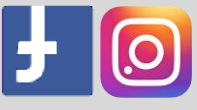


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan.co.uk

29 Bridge Street
Polesworth, Tamworth
Staffordshire, B78 1DR

www.markwebsterandco.co.uk
01827 64903

Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



zoopla.co.uk
Smarter property search

rightmove
find your happy

Energy Performance Rating:



COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made for specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.