



Foxwood Road
Birchmoor
£267,500

*** EXCELLENT POSITION - CLOSE TO LOCAL SCHOOLS - REFITTED BATHROOM ***. For sale with MARK WEBSTER estate agents is this semi-detached family home which briefly comprises: Guest WC, lounge, kitchen/diner, three bedrooms, bathroom, enclosed rear garden, garage and off road parking. Viewing is essential.

Foxwood Road is situated within a popular and well-established residential area, conveniently located for access to a range of local amenities and everyday services. The property is well placed for nearby shops, schools and leisure facilities, with further shopping and dining options available in surrounding towns including Tamworth and Atherstone.

The area is well suited to families and commuters alike, benefiting from excellent road links via the A5 and M42, providing straightforward access to Birmingham and the wider Midlands. With pleasant green spaces nearby and a strong community feel, the location offers a comfortable and practical setting for modern living.

ENTRANCE HALL

Having laminated wooden effect flooring, single panelled radiator, stairs leading off to the first floor landing and doors to...



GUEST WC 5' 4" x 2' 9" (1.63m x 0.84m)

Opaque double glazed window to front aspect, single panelled radiator, useful vanity unit with wash basin and a low level WC.



LOUNGE 15' 2" x 14' 9" maximum (4.62m x 4.5m)

(11' 9" minimum width) Double glazed window to front aspect, laminated wooden effect flooring, double panelled radiator and a door to...

KITCHEN/DINER 10' 2" x 14' 8" (3.1m x 4.47m)

Double glazed window to rear aspect, tiled floor, double panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, integrated low level double oven, gas hob with extractor over, space for a washing machine, stainless steel sink, space for a fridge/freezer and double glazed French doors giving access to the rear garden.



FIRST FLOOR LANDING

Double glazed window to side aspect, door to an airing cupboard, laminated wooden effect flooring and doors leading off to...

BEDROOM ONE 8' 1" x 12' 4" plus recess (2.46m x 3.76m)

Double glazed window to rear aspect, laminated wooden effect flooring and a single panelled radiator.

BEDROOM TWO 11' 1" x 8' 5" (3.38m x 2.57m)

Double glazed window to front aspect, laminated wooden effect flooring, door to a useful store/wardrobe and a single panelled radiator.

BEDROOM THREE 9' 1" x 6' 5" (2.77m x 1.96m)

Double glazed window to rear aspect, laminated wooden effect flooring and a single panelled radiator.

**BATHROOM 5' 5" x 6' 1" (1.65m x 1.85m)**

Opaque double glazed window to front aspect, tiled walls, heated towel rail, useful vanity storage unit with wash basin, low level WC and a panelled bath with mixer style shower over.

GARAGE 16' 5" x 8' 5" (5m x 2.57m)

Having an up and over door, power & light.

TO THE EXTERIOR

There is a small lawn to the front of the property as well as a tarmac driveway with access to the garage. The enclosed rear garden is of good sized and split into two levels. The top level has a large paved patio area with a further decorative gravelled patio with steps leading down to another patio area with space for a storage shed.



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

SERVICES: We understand that all mains services are connected.

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

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

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



