

**Mark
Webster**
estate agents



**New Street
Birchmoor
£199,950**

*** A DECEPTIVELY SPACIOUS TWO BEDROOM TERRACED PROPERTY – NO UPWARD CHAIN ***. Offering this extended home located in the desirable village of Birchmoor briefly comprising: Reception porch, lounge, dining room, kitchen, guest WC/Utility, two bedrooms, good sized bathroom and a long rear garden. Early Viewing Advised.

This beautifully refurbished and deceptively spacious two-bedroom mid-terrace home offers a wonderful balance of character and contemporary living. Finished to an excellent standard throughout, the property combines thoughtful modern upgrades with a homely, welcoming feel - making it a superb choice for first-time buyers, professional couples, or those looking to downsize without compromise.

The ground floor offers an inviting flow of space. To the front, the bright reception room provides a perfect spot to relax and unwind, featuring a tasteful décor and a stylish fireplace that creates a lovely focal point. Moving through to the rear, a second reception room offers versatility - ideal as a dining or family room - and opens seamlessly into the stunning refitted kitchen. This modern kitchen is an impressive highlight of the home, fitted with cream shaker-style cabinetry, sleek integrated appliances, and warm wooden worktops that complement the fresh, neutral palette. The addition of skylight windows floods the space with natural light, giving a sense of openness and warmth, while the central island offers both practicality and a social focal point for cooking and entertaining.

At the rear of the ground floor, a convenient utility room and a downstairs WC add valuable practicality - ideal for busy households.

Upstairs, the first floor continues to impress with two generous double bedrooms, both beautifully presented and offering flexible space for storage or dressing areas. The contemporary bathroom exudes luxury, featuring a freestanding bathtub, walk-in shower area with glass screen, sleek tiling, and high-quality fittings - creating a spa-like retreat that feels both stylish and serene.

Outside, the rear garden provides a private outdoor space, perfect for summer dining, gardening, or simply relaxing at the end of the day. There is ample room for outdoor furniture, and the space offers plenty of potential for personal landscaping touches.

Throughout, the property has been tastefully updated with a light and neutral décor, allowing any new owner to move straight in and make it their own. With its thoughtful layout, quality finish, and inviting atmosphere, this home offers the perfect combination of comfort, style, and practicality.

Nestled within the popular and well-connected village of Birchmoor, New Street enjoys an excellent location close to a range of local amenities and transport links. Birchmoor retains a friendly, village-style community while benefiting from easy access to nearby towns such as Atherstone, Polesworth, and Tamworth, all of which provide extensive shopping, dining, and leisure facilities.



The area is well served by reputable local schools, making it an appealing option for families. Scenic countryside walks and green open spaces are nearby, offering plenty of opportunities to enjoy the outdoors, while nearby recreational parks and nature reserves make it ideal for those who enjoy an active lifestyle.

For commuters, the property is perfectly positioned - just a short drive from major road networks including the A5, M42, and M6, providing convenient links to Birmingham, Nuneaton, and Leicester. Rail connections from Atherstone and Tamworth offer fast services to key destinations, making Birchmoor an ideal location for those seeking the peace of village life with easy access to surrounding urban centres.

Combining charm, convenience, and modern living, New Street presents an exceptional opportunity to own a stylish home in a sought-after and well-connected part of North Warwickshire.

FRONT RECEPTION ROOM - 12' 1" x 10' 8" (3.68m x 3.25m)

REAR RECEPTION ROOM - 12' 1" x 10' 8" (3.68m x 3.25m)

KITCHEN - 14' 9" x 11' 6" (4.5m x 3.51m)

UTILITY ROOM & WC - 6' 8" x 5' 1" (2.03m x 1.55m)

BEDROOM ONE - 12' 1" x 10' 9" (3.68m x 3.28m)

BEDROOM TWO - 10' 9" x 9' 2" (3.28m x 2.79m)

BATHROOM - 9' 8" x 6' 8" (2.95m x 2.03m)

FIXTURES & FITTINGS: Some items may be 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 A. (This information is provided from the Council Tax Valuation List Website).

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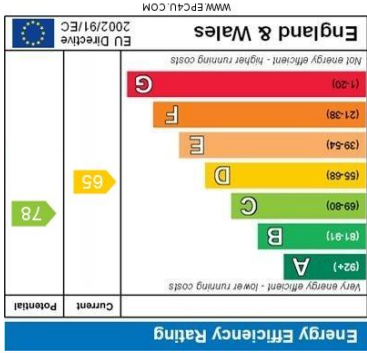




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