



Birchfield Close

Two Gates, Tamworth, Staffordshire, B77 1GY

£165,000

Property Features

- Stunning Top Floor Apartment
- Popular Residential Development
- Secure Communal Entrance
- Open Aspect Lounge/Dining Area
- Modern Kitchen
- Two Double Bedrooms
- Attractive Family Bathroom
- Allocated Parking
- Close to Local Schooling
- 108 Year(s) Lease Remaining

Full Description

Welcome to this delightful top-floor apartment, showcasing superb internal finishes within a highly desirable residential development. Nestled in a peaceful location, the home offers an array of local amenities nearby, along with allocated parking and visitor spaces for ease of parking.

INTERNAL

Approaching the apartment block, you'll be greeted by a secure communal entrance door and intercom system, ensuring both security and convenience. Upon entering, a warm and welcoming reception hallway sets the tone for the inviting ambience that permeates throughout the home.

The incredible family lounge and dining room boasts comfortable proportions and captivating views over the fore aspect and beyond. French doors and a Juliet balcony enhance the space, allowing an abundance of natural light to flood the room. The thoughtful open-plan design seamlessly integrates the modern and attractive kitchen, creating a harmonious living space perfect for both relaxation and entertaining.



This exquisite apartment features two fantastic double bedrooms, offering versatile accommodation options with generous dimensions to host a variety of furnishings. Additional storage is provided by two built-in cupboards in the reception hall, ensuring a clutter-free living environment.

The incredible family bathroom completes this charming home, offering a brilliant three-piece suite designed for both style and comfort.

ENTRANCE HALL

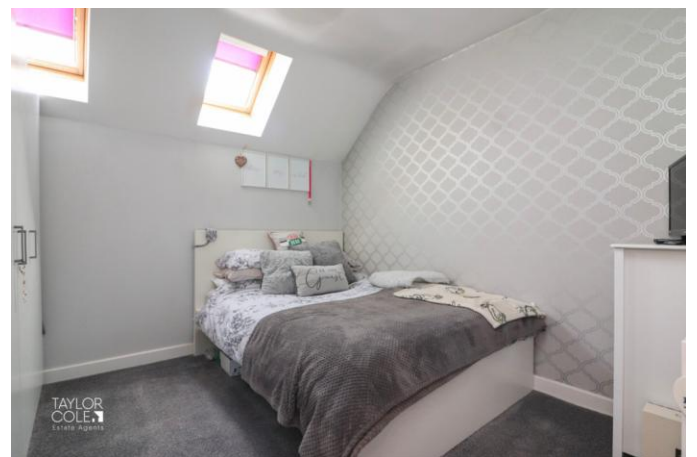
OPEN ASPECT LOUNGE/DINER
21' 11" x 13' 10" (6.70m x 4.23m)

KITCHEN
5' 10" x 9' 10" (1.80m x 3.0m)

BEDROOM ONE
9' 10" x 12' 1" (3.02m x 3.70m)

BEDROOM TWO
9' 8" x 9' 9" (2.95m x 2.99m)

BATHROOM
8' 7" x 6' 5" (2.62m x 1.96m)



ANTI MONEY LAUNDERING

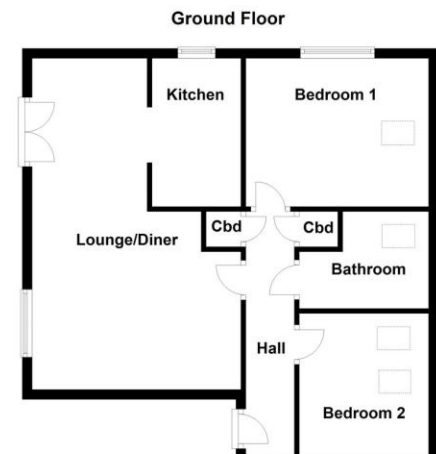
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is leasehold but have not inspected a copy of the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

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



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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