



Cockspur Street, Birchmoor, TAMWORTH

burchell
edwards



Property Description

This charming home offers a welcoming lounge, kitchen and shower room on the ground floor. The property also features two bedrooms upstairs with unobstructed countryside views to the front. The property also benefits from a garage to the rear providing parking. This traditional cottage comes without a garden making it perfect for someone looking to downsize as well as providing an excellent rental opportunity. Priced keenly, this home would also make an excellent first home!

Lounge

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed window to front elevation, central heating radiator and gas fire place.

Kitchen

11' 7" x 8' (3.53m x 2.44m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, central heating radiator, under stairs storage and tiling to splash prone areas.

Rear Lobby

Double glazed window to side elevation, central heating radiator and stairs to first floor accommodation.

Lean -To

Door to rear elevation, space and connections for appliances

Bedroom One

11' 11" x 11' 8" (3.63m x 3.56m)

Double glazed window to front elevation,
central heating radiator and feature fire place.

Bedroom Two

8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window to rear elevation,
central heating radiator and feature fire place.

Bathroom

Double glazed window to side elevation, W.C,
wash hand basin, walk in shower, central
heating radiator, central heating boiler and
tiling to splash prone areas.

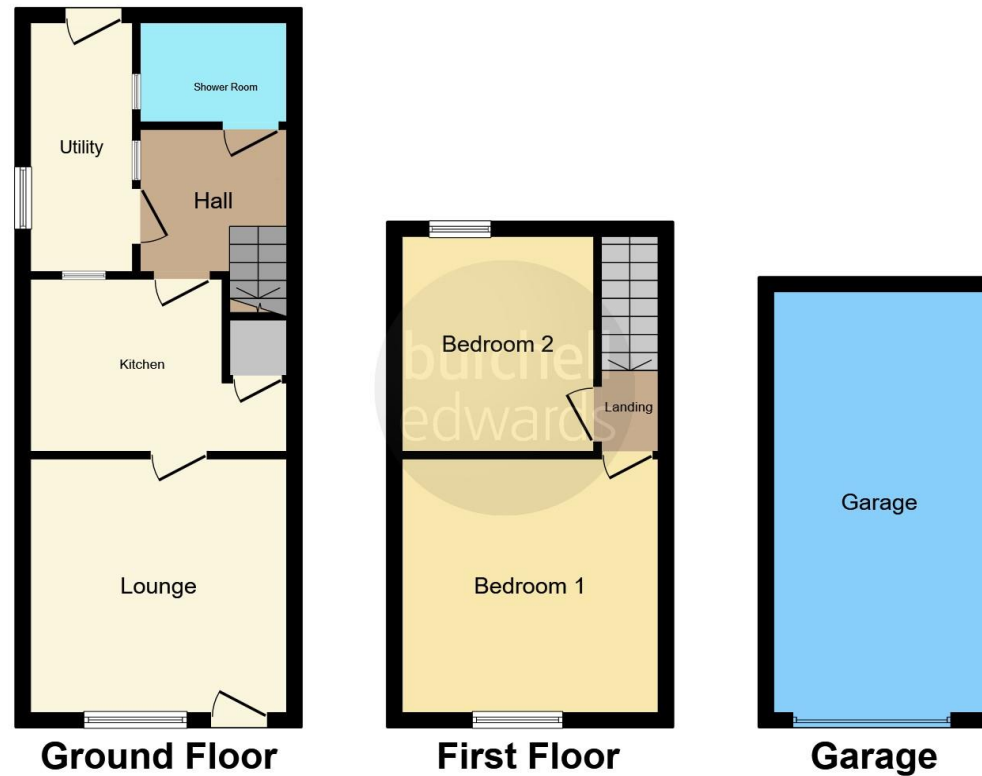
Garage

Up and over door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
 TAMWORTH B79 7PA

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM206965



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TAM206965 - 0002