

Mark
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New Street
Birchmoor

(O.I.R.O) **£160,000**

*** PERFECT FRIST TIME BUY - POPULAR VILLAGE LOCATION - NO UPWARD CHAIN ***. Traditional 2-bed mid-terrace in a sought-after village in need of some cosmetic improvement, offering two reception rooms, fitted kitchen, two double bedrooms, bathroom & shower room, dressing room and a generous garden. Viewing is advised.

Situated in the heart of Birchmoor, this two-bedroom mid-terrace home combines character, comfort, and practicality. With two spacious reception rooms, a modern kitchen, a bathroom & shower room, and a generous rear garden. It offers an ideal opportunity for first-time buyers, those looking to downsize or anyone seeking a home with both charm and convenience.

On entering the property, you are welcomed into a bright and inviting lounge at the front of the house. A window to the front allows natural light to fill the space, while a log burner creates a cosy focal point - the perfect setting for relaxing evenings. The second reception room flows seamlessly from the lounge and offers excellent versatility. It works equally well as a dining room, additional sitting area, or even a home office, depending on your lifestyle needs. It leads via an opening into the kitchen.

The kitchen has a wide range of modern units providing ample storage and roll edge work surfaces. There is also an integrated oven and gas hob. Beyond the kitchen is a rear lobby and utility area, leading to a practical ground-floor shower room with WC and wash basin. Having this additional bathroom makes the home particularly appealing to families or those who enjoy entertaining guests.

Upstairs, the property offers two well-proportioned double bedrooms. The front bedroom is light and spacious, with plenty of room for wardrobes and storage. The second bedroom, located at the rear, benefits from an adjoining dressing area which leads directly into the upstairs bathroom. This arrangement provides a sense of privacy and convenience that is not often found in traditional terraced homes. The bathroom is fitted with a panelled bath, WC, and wash basin, complementing the ground-floor shower room perfectly.

The outside space is another highlight of this home. The long rear garden is predominantly laid to lawn with patio areas ideal for dining and entertaining. At the far end of the garden sits a good sized timber storage shed perfect for extra storage.

Birchmoor itself is a welcoming village with a strong sense of community. Surrounded by open countryside and scenic walking routes, it provides a peaceful setting while still being well connected. The village is perfect for commuters with excellent road links via the M42, A5, and A444 which provide straightforward access to Birmingham, Coventry, and Leicester. Families will also appreciate the well-regarded local primary schools and secondary schools, including the popular Polesworth High School.



FRONT RECEPTION ROOM - 12' 1" x 10' 0" (3.68m x 3.05m)

REAR RECEPTION ROOM - 12' 3" x 9' 8" (3.73m x 2.95m)

KITCHEN - 13' 4" x 4' 9" (4.06m x 1.45m)

SHOWER ROOM - 6' 9" x 6' 1" (2.06m x 1.85m)

BEDROOM ONE - 12' 2" x 10' 0" (3.71m x 3.05m)

BEDROOM TWO - 12' 4" x 9' 8" (3.76m x 2.95m)

DRESSING ROOM - 9' 9" x 5' 2" (2.97m x 1.57m)

BATHROOM - 7' 8" x 5' 2" (2.34m x 1.57m)

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 B. (This information is provided from the Council Tax Valuation List Website).

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GROUND FLOOR
387 sq ft (35.9 sq m) approx.



FIRST FLOOR
388 sq ft (35.9 sq m) approx.



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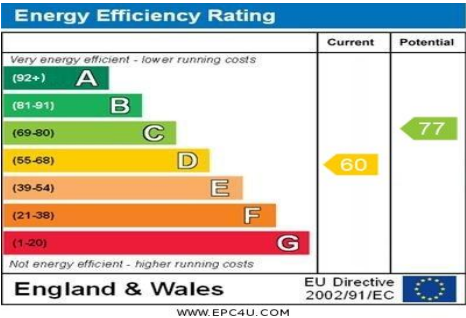
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