



Robeys Lane

Birchmoor, Tamworth, , B78 1AR

Offers Over £710,000

Property Features

- Exceptional five bedroom detached property
- Beautiful open plan kitchen/living area with bespoke features
- Generous home office to the front of the property
- Open and impressive entrance hall
- Bedroom one benefits from a walk in wardrobe and private en suite
- Detached double garage with ample parking
- Countryside views
- Energy-efficient new build specification with modern insulation, glazing and heating systems

Full Description

An exceptional opportunity to acquire this outstanding brand new five-bedroom detached residence, enviably positioned within an exclusive private gated development. Crafted with both luxury and sustainability in mind, the property benefits from an energy-efficient air source heat pump system, delivering economical modern living without compromising on comfort or style. Boasting an impressive specification throughout, this beautifully designed home combines elegant architecture with bespoke interior features, creating a sophisticated family residence finished to an exceptional standard. Convenient EV charging point installed per property providing easy and efficient charging for electric vehicles.

Combining cutting-edge energy efficiency, luxurious bespoke finishes, and generously proportioned accommodation, this exceptional new-build residence represents a rare opportunity to acquire a truly superior home within a prestigious private setting.

THE FORE

Occupying a prime corner position within this prestigious gated development, the property enjoys an attractive open outlook with delightful views across surrounding fields, creating a wonderful sense of space and semi-rural tranquillity. The home boasts exceptional kerb appeal, with its striking contemporary design, elegant frontage, and beautifully balanced proportions immediately setting it apart. A generous driveway provides ample off-road parking for multiple vehicles and leads to a substantial detached double garage, offering both practicality and additional storage. The landscaped frontage further enhances the overall presentation, creating an impressive first impression befitting a home of this calibre.



GROUND FLOOR

Upon entering, a spacious and welcoming reception hall sets the tone for the quality and attention to detail found throughout the home. The elegant living room provides a refined yet comfortable space in which to relax, while the stunning open-plan kitchen and dining area forms the true centrepiece of the property. Thoughtfully designed for contemporary living and entertaining, this remarkable space features bespoke cabinetry, premium work surfaces, generous preparation areas, and ample room for family dining and social occasions, with direct access overlooking the gardens. A separate utility room provides additional practicality, while a dedicated home office offers the ideal environment for remote working or study. A stylish ground floor WC completes the accommodation.

LIVING ROOM

16' 3" x 11' 10" (4.95m x 3.61m)

OFFICE/SNUG

9' 4" x 11' 10" (2.84m x 3.61m)

KITCHEN/DINER

17' 11" x 35' 5" (5.46m x 10.8m)

UTILITY ROOM

6' 7" x 8' 10" (2.01m x 2.69m)

FIRST FLOOR

The first floor continues to impress, offering five beautifully proportioned bedrooms arranged around a central landing. The luxurious principal suite serves as a private retreat, complete with a bespoke dressing room and a beautifully appointed en suite shower room finished with high-quality contemporary fittings. Two further bedrooms also enjoy their own en suite facilities, providing ideal accommodation for family members or guests, while the remaining bedrooms are served by an elegant family bathroom featuring premium sanitaryware and stylish finishes.

BEDROOM ONE

12' 3" x 11' 10" (3.73m x 3.61m)

WALK IN WARDROBE

5' 9" x 8' 6" (1.75m x 2.59m)

BEDROOM TWO

8' 4" x 13' 9" (2.54m x 4.19m)

BEDROOM THREE

9' 3" x 12' 7" (2.82m x 3.84m)

BEDROOM FOUR

9' 3" x 13' 7" (2.82m x 4.14m)

BEDROOM FIVE

7' 2" x 9' 1" (2.18m x 2.77m)

BATHROOM

8' 2" x 8' 6" (2.49m x 2.59m)

THE REAR

To the rear, the property enjoys a beautifully private enclosed garden designed with both relaxation and ease of maintenance in mind. Thoughtfully arranged to maximise privacy, the outdoor space provides an ideal setting for entertaining, family enjoyment, or simply unwinding in peaceful surroundings. A generous patio seating area offers the perfect space for outdoor dining and summer gatherings, while the high-quality lawn creates an attractive year-round finish with minimal upkeep required. Combining practicality with contemporary landscaping, the rear garden complements the modern lifestyle offered throughout this exceptional home.

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 that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

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



8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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