Cockspur Street, Birchmoor, TAMWORTH

burchell edwards

Cockspur Street, Birchmoor, TAMWORTH, B78 1AH

for sale offers over **£200,000**

Property Description

Nestled in the sought-after village of Birchmoor, this delightful two-bedroom cottage effortlessly combines character, comfort and convenience. Offering a wealth of charm throughout, the property is ideal for first-time buyers, downsizers or those seeking a peaceful village lifestyle.

The ground floor features a welcoming lounge, separate dining room and fitted kitchen, creating a warm and inviting living space with plenty of character. Upstairs, there are two well-proportioned bedrooms and a family bathroom.
Outside, the property benefits from a good-sized garden, perfect for relaxing, entertaining or enjoying the outdoors, along with the added advantage of an allocated parking space.

Situated in a quiet and friendly location, Birchmoor offers the best of both worlds, providing a tranquil village setting whilst remaining exceptionally well connected. Nearby Polesworth and Tamworth offer a wide range of amenities, shops, schools and transport links, while the A5 and M42 are within easy reach, making commuting across the Midlands straightforward.

A charming cottage in a desirable location, offering character, outdoor space and excellent connectivity. Early viewing is highly recommended.

Lounge

Window to the front and door leading to the dining area.

Dining Area

Stairs off to the first floor and a door to the kitchen.

Kitchen

Window and door to the rear garden, kitchen units with worktops over, integrared sink and space for appliances.

Bedroom One

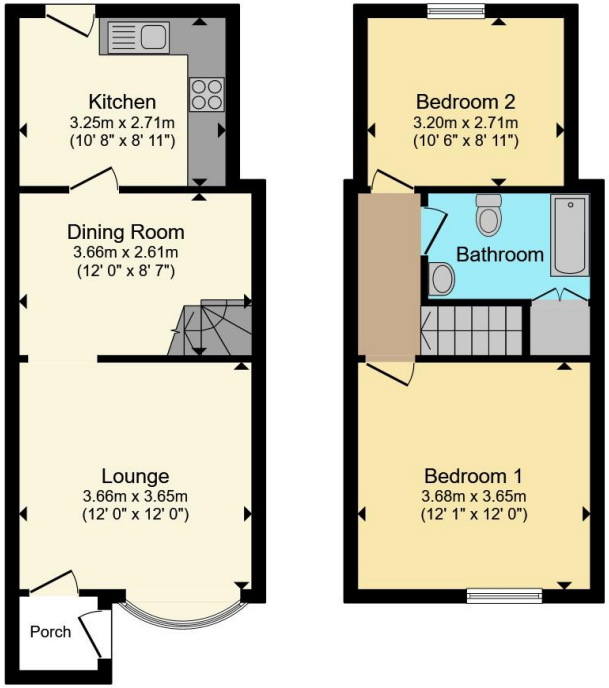
Window to the front aspect.

Bedroom Two

Window to the rear aspect.

Bathroom

Panel bath with low level W.C. and wash hand basin.



Ground Floor **First Floor**

Total floor area 65.1 m² (701 sq.ft.) approx

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.propertybox.io

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: D

Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM207753

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.