



Birchfield Close
Tamworth, , B77 1GY

£168,000

Property Features

- Spacious modern apartment
- Two well-proportioned bedrooms
- Bedroom two currently used as a dining room
- Bright and airy living room
- Modern fitted kitchen
- Contemporary shower room
- Well-maintained communal development
- Allocated and visitor parking available
- No upward chain
- Ideal for first-time buyers or investors

Full Description

Situated within a well-maintained modern apartment development, this spacious flat offers comfortable and practical living accommodation ideal for first-time buyers, downsizers, or investors alike. The property benefits from generous room proportions throughout, a bright and airy layout, and attractive communal surroundings with allocated parking nearby.

Internally, the apartment features a welcoming lounge, fitted kitchen, separate dining area, two well-proportioned bedrooms, and a modern shower room. The property is positioned within landscaped communal grounds and offers convenient access to local amenities, transport links, and nearby green spaces.

THE FORE

The apartment is located within an attractive brick-built development, set back from the road with neatly maintained communal lawns and parking areas. The building presents a clean and modern appearance, with secure communal access leading into the property.

Residents benefit from allocated and visitor parking, while the surrounding greenery and mature trees help create a pleasant residential setting. The development enjoys a quiet position while remaining conveniently located for day-to-day amenities and commuter routes.

INTERNAL

The accommodation begins with a welcoming entrance hallway leading through to a spacious living room filled with natural light from large windows. The lounge offers ample room for both seating and entertaining, creating a comfortable central living space ideal for modern lifestyles. The fitted kitchen provides a range of wall and base units with generous worktop space and integrated cooking appliances. The property also features two well-sized



bedrooms, including a generous principal bedroom with fitted storage potential, and bedroom two currently being used as a dining room, alongside a contemporary shower room fitted with a modern suite and stylish tiling throughout.

OPEN LIVING ROOM/KITCHEN

13' 4" x 22' 1" (4.06m x 6.73m)

BEDROOM ONE

9' x 15' 3" (2.74m x 4.65m)

BEDROOM TWO

8' 9" x 11' 6" (2.67m x 3.51m)

BATHROOM

6' 3" x 5' 4" (1.91m x 1.63m)

EXTERNAL

Externally, the property benefits from well-kept communal gardens and open green areas surrounding the development, creating an attractive and peaceful environment for residents. The maintained grounds add to the overall appeal of the apartment while remaining easy to enjoy without the upkeep responsibilities of a private garden. The development also benefits from ample parking facilities and convenient pedestrian access throughout the site. Nearby green spaces and mature trees further enhance the outdoor setting and provide a pleasant backdrop to the property.

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 leasehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

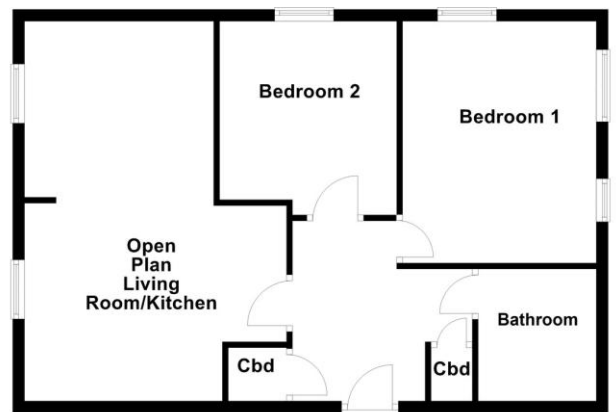
VIEWING

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





Ground Floor



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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