



**PAUL  
CARR**  
Estate Agents

Woodland Way, Birchmoor  
Tamworth, B78 1AY

**£175,000**

# Birchmoor

£175,000



Offered for sale with no upward chain, this end-terrace property provides well-proportioned accommodation throughout and is ideal for first-time buyers, small families, or investors.

The accommodation comprises a comfortable living room, a fitted breakfast kitchen, two generous double bedrooms, and a family bathroom.

Externally, the property benefits from a driveway to the front providing off-road parking, together with an enclosed rear garden featuring convenient rear access.

Woodland Way, Birchmoor (B78 1AY) is a quiet, family-friendly residential area with local pubs, shops, and restaurants nearby, plus easy access to Tamworth, rail links, and major roads. The area is well served by schools, including Birchwood Primary School and The Polesworth School, making it a popular choice for families seeking a village feel with convenient amenities.





## Property Specification

- No upward chain
- End-terrace house
- Living room
- Breakfast kitchen
- Two double bedrooms
- Family bathroom
- Front driveway providing off-road parking
- Enclosed rear garden with rear access
- Ideal first-time purchase or investment opportunity



### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Living Room  
4.45m (14'7") x 3.58m (11'9")

Breakfast Kitchen  
3.58m (11'9") x 2.67m (8'9")

Landing

Bedroom 1  
3.05m (10') x 2.95m (9'8") max

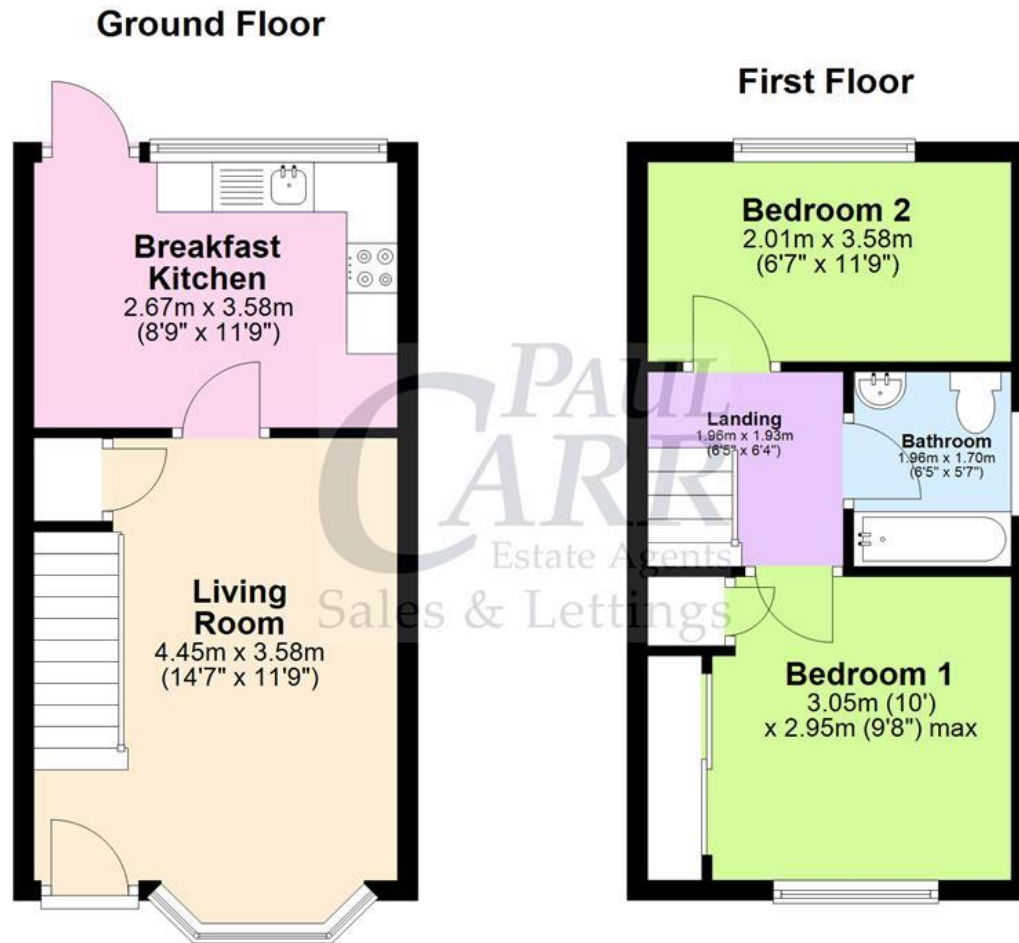
Bedroom 2

3.58m (11'9") x 2.01m (6'7")

Bathroom 1.96m (6'5") x 1.70m (5'7")

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

## Map Location

