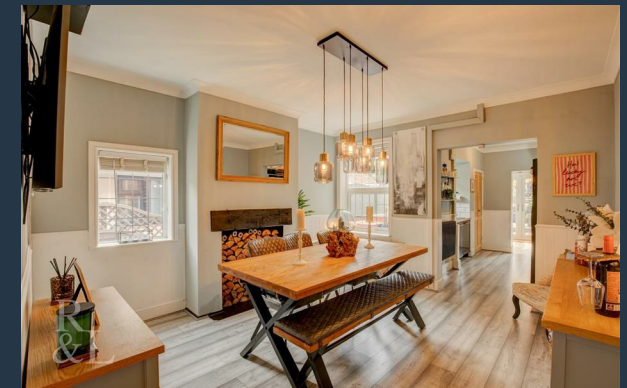


ROYSTON & LUND



Birchmoor Road, Birchmoor, Tamworth

£320,000

- Four Bedroom Semi-Detached
- Kitchen with Induction Hob/Dishwasher
- Detached Office Room with Bi-fold Doors
- Council Tax Band - C
- Living Room with Bay Window & Fireplace
- South-Facing Patio Garden Area
- Off-Road Parking
- Separate Dining Room
- Rear Porch & Connecting WC
- EPC Rating - D

1 Victoria Road, Tamworth, Staffordshire, B79 7HL
01827 66686

tamworthenquiries@royston-lund.co.uk
www.royston-lund.co.uk

48 Birchmoor Road, Tamworth B78 1AB

Royston & Lund are delighted to present this impressive four bedroom semi-detached home, offering a thoughtful mix of traditional and modern character, providing comfort in a relaxing setting.

Stepping through the front door, you're welcomed into a beautifully appointed living room, featuring a cosy log burner fireplace with an oak mantel, built-in shelving with under-lighting, and a charming bay window seat perfect for unwinding.

From here, the home flows into a dining room that mirrors the elegance of the living area, complete with suspended lighting and a feature blocked fireplace, creating a perfect setting for entertaining or family meals. Straight ahead lies the stylish kitchen, fitted with sleek modern units, wooden worktops, an induction hob, dishwasher, fridge [subject to sale] and a practical pantry/utility space for additional storage.

Beyond the kitchen, a convenient WC and rear porch area with elegant French doors lead to the garden which is a true highlight, featuring a patio area beneath a pergola, sleeper steps rising to a mix of artificial grass and slabbing, and a fantastic detached office and bar setup complete with a projector [subject to sale] and bi-fold doors, ideal for work, hobbies, or entertaining. A connecting storage area adds further practicality.

Upstairs, you'll find four well-proportioned bedrooms and a modern family bathroom with a shower and bath hybrid, finished in neutral tiling with a heated towel rail for added comfort.

To the front, there's off-road parking for multiple vehicles, making this a superb family home that balances modern living with character features and outdoor versatility.

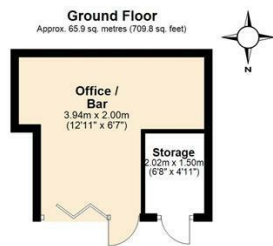
This is convenient location close to everyday essentials. Highly rated schools, including Birchwood Primary and The Polesworth School, are just a short walk away, making it ideal for families. Local shops and Healthcare is well covered with nearby GP surgeries, a dental practice, and Sir Robert Peel Hospital a short drive away.



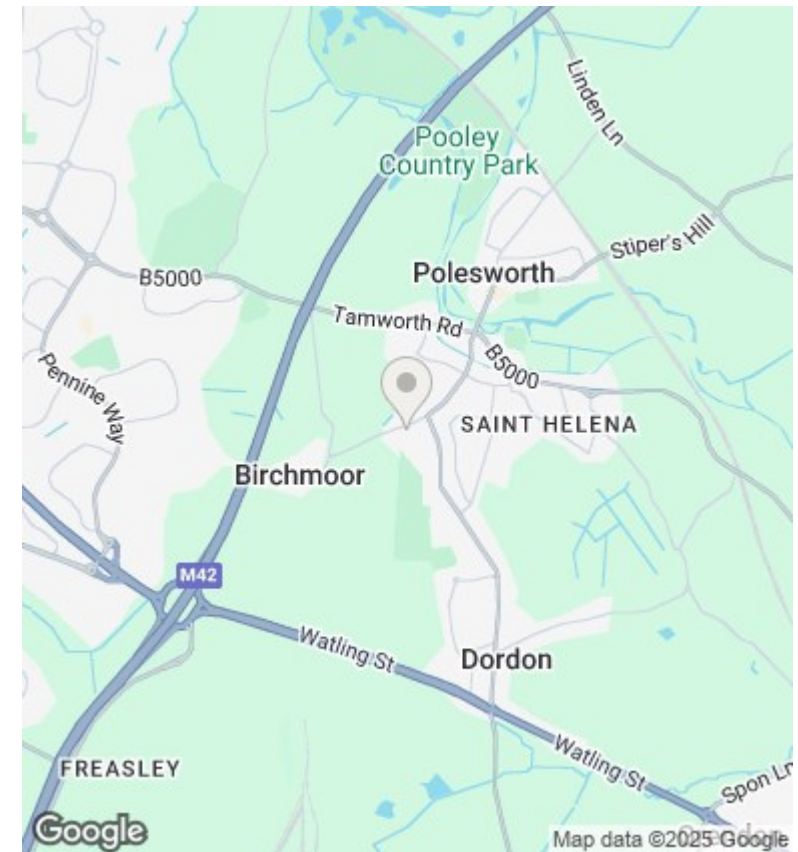
Council Tax Band: C







Total area: approx. 112.0 sq. metres (1206.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

Council Tax Band

C