



DARK LANE, BIRCHMOOR, B78
£1,750 per month*

Carter Jonas

DARK LANE, BIRCHMOOR, TAMWORTH, WARWICKSHIRE, B78 1AA

Two adjoining cottages forming a 3 bedroom two storey semi-detached property extended at ground floor level to provide a 1 bedroom Annexe. Original dwelling dating from the 19th Century.

- 3 Bedrooms
- Reception Room
- Dining Room
- Kitchen/Breakfast Room
- Utility
- 2 Bathrooms
- Annexe - 1 Bedroom
- Reception Room
- Kitchen
- Bathroom
- Garden
- Off-street Parking

THE PROPERTY

Accommodation comprises - Annexe - Living room, kitchen, bedroom, and bathroom. Main cottage - Entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, utility room, bedroom with en suite. First floor accessed via a spiral staircase leading to 2 further bedrooms and a shower room.

There is a communal access track leading to parking and a good sized garden to the rear backing onto open countryside.

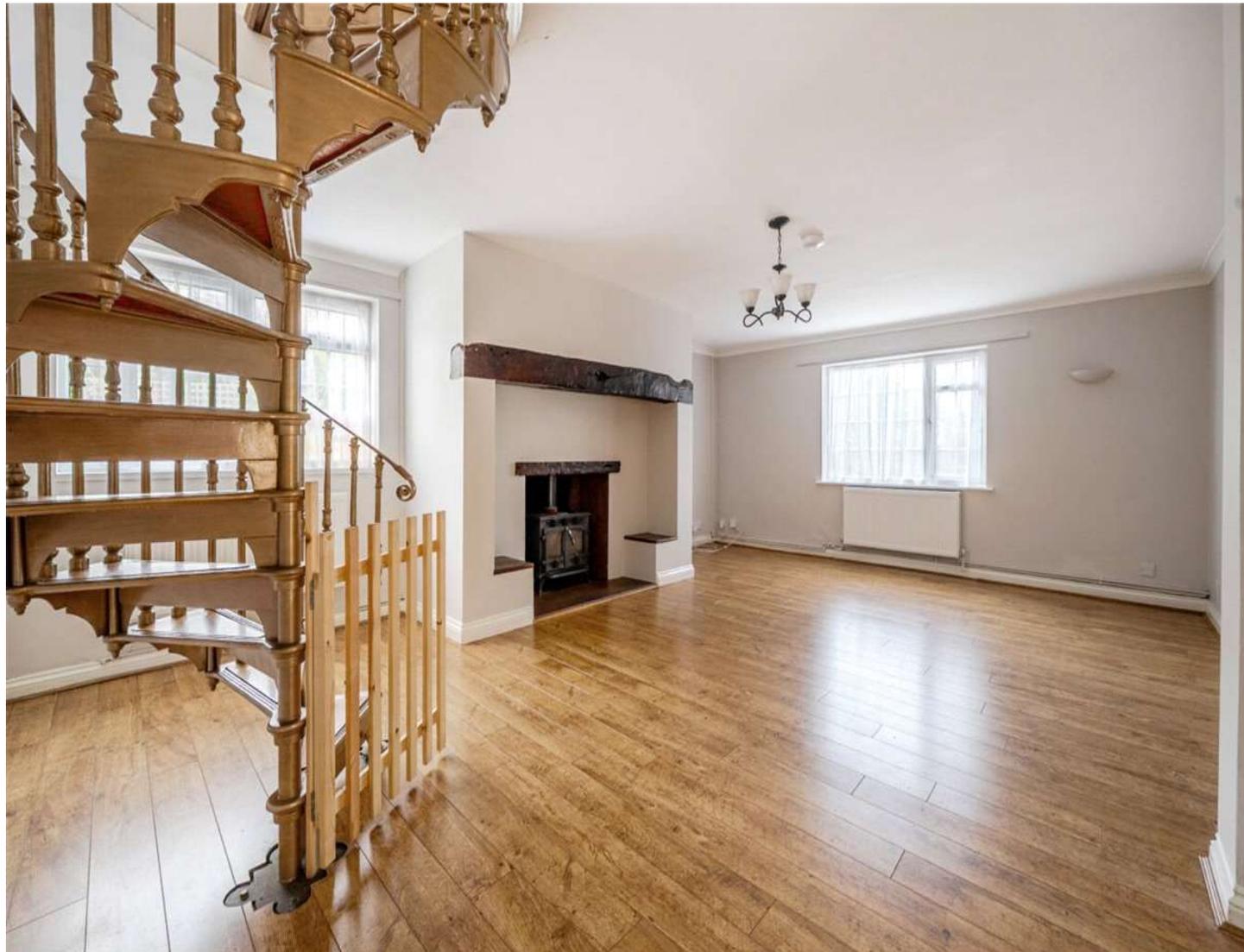
No access to Loft. No white goods. Outbuildings located adjacent the house are excluded from the tenancy. Mains electricity and water are connected to the property. Private drainage is via a Septic Tank shared with the property next door. LPG Heating. Flood Risk - Low.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from Early April 2025 for an initial 12 month term.

EPC Rating E (Main cottage) EPC Rating C (Annexe)

Council Tax Band C (Main cottage). Council Tax Band A (Annexe) (please see North Warwickshire County Council Website for current cost)



At a rent of £1,750 per calendar month

Holding deposit of 1 week's rent £403

Security deposit of 5 weeks rent £2,019

ADDITIONAL INFORMATION

Offers Available for an initial 12 month term

Viewing Strictly by appointment

Local Authority Warwickshire County Council - Council Tax Band C



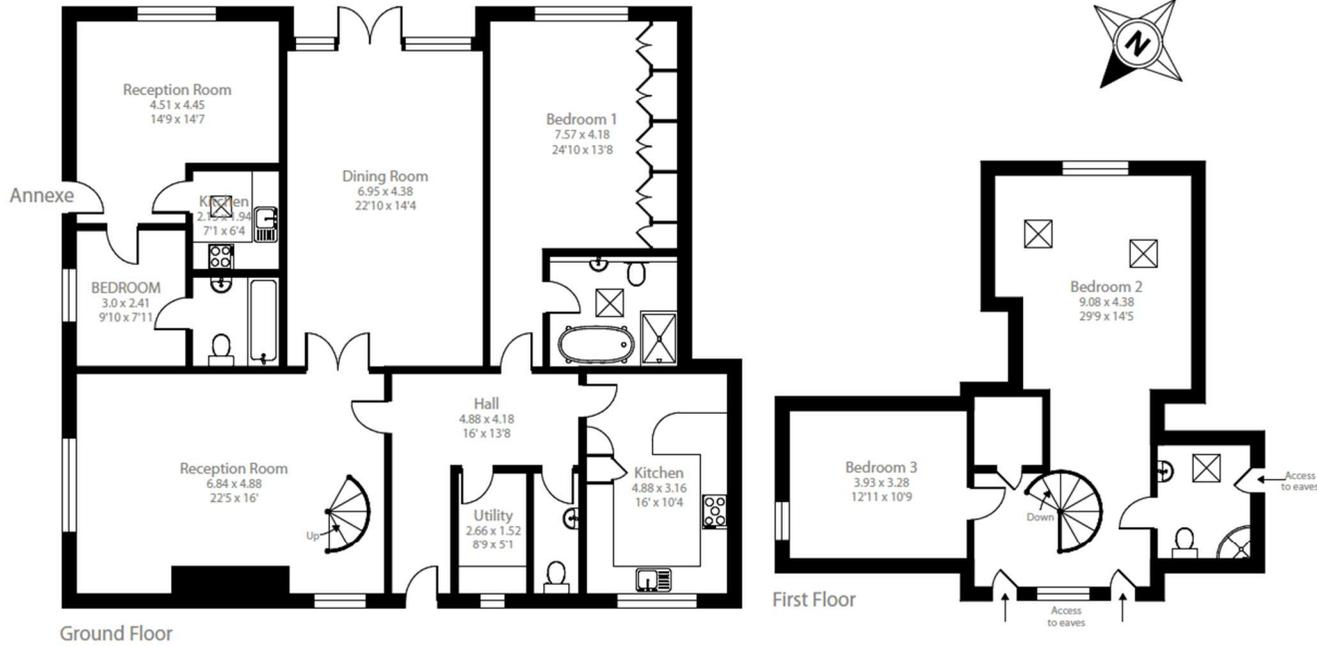
Dark Lane, Birchmoor, Tamworth, B78

Approximate Area = 2053 sq ft / 190.7 sq m

Annexe = 370 sq ft / 34.4 sq m

Total = 2423 sq ft / 225 sq m

For identification only - Not to scale



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Carter Jonas. REF: 1252846

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