



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

Carter Jonas

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

- 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)

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.



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



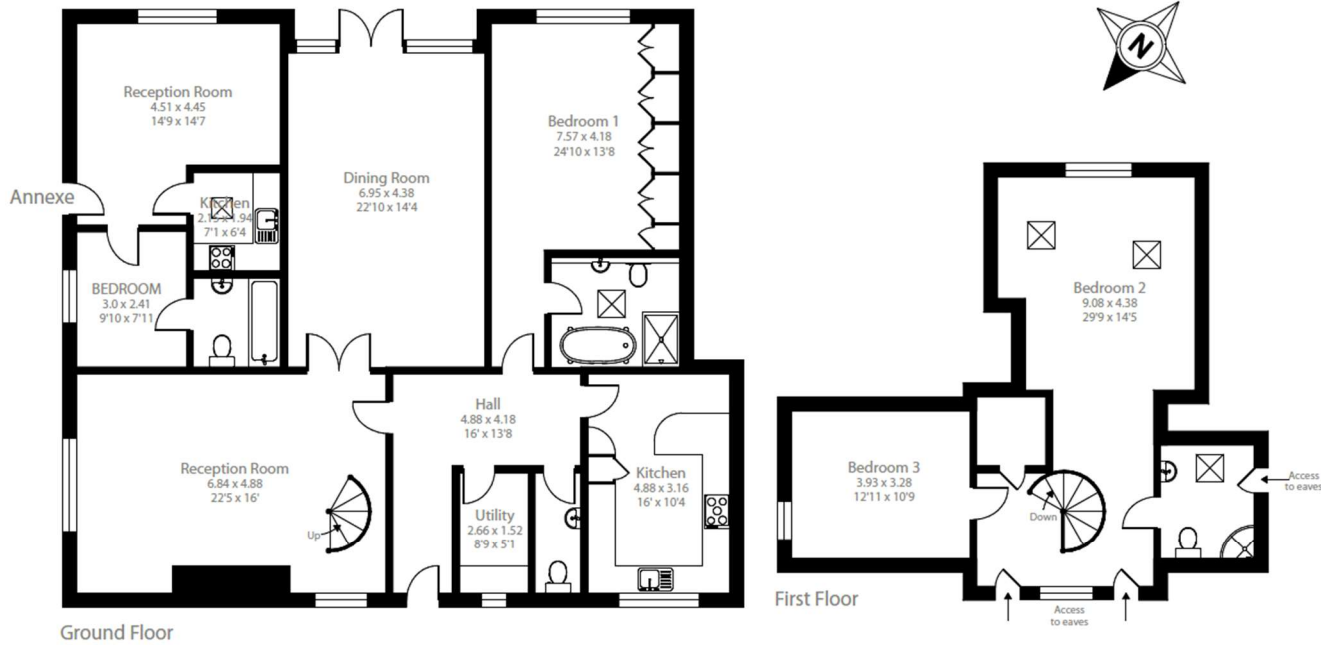
Dark Lane, Birchmoor, Tamworth, B78

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

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

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