

3041 Birdsong Dr

Affordable & Priced to Sell in Colinas South/Fort Worth!



Reasons that you'll regret if you let this house pass...

Priced right (less than ~\$1350/mo w loan), tucked into this quiet & peaceful community, Colinas South, located in the Forest Hill area of S Fort Worth, this home is a perfect starter or retirement home. The home has 3-bed, 2-bath, w/large & accommodating kitchen, living room, separate laundry, primary bedrm w/ensuite bath, and two beds & bath. Energy-efficient upgrades include newer dual-pane windows (2023), and HVAC-heat pump/SEER 14.5/R410-A (2022) which adds to affordability, together with 4-yo roof. Freshly painted throughout, the home has sheetrock walls & ceilings, complemented by base and crown molding (in some rooms). The primary bedroom includes an ensuite bathroom (with shower & toilet) and a large walk-in closet with built-in shelving. The laundry area is combined with the kitchen pantry area and provides added convenience together with shelving. Vaulted ceilings provide an open feel to the home; plus all hard flooring (tile & laminate) throughout. Fantastically updated 2nd bathroom with modern tile, hardware, and fixtures. Enjoy the spacious kitchen, complete with formica countertops, plenty of cabinets with pulls, and separate pantry. Step outside to the large covered porch, perfect for relaxing or entertaining. The property includes an 9x10 storage shed with ramp, and assigned 2-car parking. Don't miss this fantastic opportunity to own this affordable home in Colinas South. Subdvn has community pool and playground. Priced to sell and as-is. For cash purchase, total estimated costs ~\$1025 per month + utilities. For loan - less than ~\$1350 per month (which includes \$990/mo lot lease)! Use of TDHCA contracts & disclosures (not TREC) - referral fee for TREC realtors - located in community that requires lot lease. Some photos are virtually staged.

Location:

- [Everman ISD](#) - good schools; Souder Elementary, Dan Powell Intermediate, Johnson 6th Grade, Everman High School
- Minutes from a multitude of Fort Worth restaurants and other entertainment
- Minutes from BNSF, NAS FW JRB, Bell Helicopter, GM, and many other major employers in the DFW area
- Thirty Mins from DFW International airport
- Access to Hwys I-20, I-35 nearby
- Requires application with Colinas del Bosque (or Colinas South) and lot lease (~\$777/mo)
- [Colinas del Bosque](#) has community pool, & playground

Notes about conveyance: window coverings; shed

Virtual Tour, photos, & 3d-walkthrough: <https://www.seetheproperty.com/488095>



SCAN ME

Location/floorplan:

3041 BIRDSONG DRIVE, FORT WORTH, TX 76140

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **13** charter schools within **5** miles.

PK-4

SOUDER ELEMENTARY SCHOOL
ASSIGNED

7 RATING

7-8

CHARLES BAXTER JUNIOR HIGH SCHOOL
ASSIGNED

6 RATING

9-12

EVERMAN HIGH SCHOOL
ASSIGNED

3 RATING

0.5 MILES

1.2 MILES

1.7 MILES

ListReports

2021-2022 school data is provided by AFFORD Data Solutions and is not subject to verification. For reference only. Consult the school or district directly to verify enrollment eligibility.

3041 Birdsong Dr

Fort Worth, TX 76140

— Beds | — Bath | — Sq.ft

Property Report for 3041 Birdsong Dr, Fort Worth, TX 76140

3041 Birdsong Dr, Fort Worth, TX 76140 is a property with — bedrooms, — bathrooms, and is approximately — sq feet of living space; this is located in Fort Worth, TX in the zip code 76140. The nearest zip codes are 75038 , 75050 , 75061. Everman, Forest Hill and Kennedale are the nearest cities.

Neighborhood Report

Crime Rate

Moderate

[View Details](#)

School Rating

C for 3041 Birdsong Dr

[View Details](#)

Registered Offenders

0 within 1 mile

[View Details](#)

Average Home Price

NR

[View Details](#)

Floorplan

Features & Upgrades:

This home has great curb appeal & fantastic floorplan. Don't miss this GREAT house!

Structural:

- Energy efficiencies – dual pane windows (2023); HVAC-heat pump/SEER 14.5/R410-A (2022)

Notable features*:

- Fresh paint throughout
- Kitchen – Formica counter tops
- Kitchen – lots of built-in cabinets
- Sheetrock walls & ceilings together with base & crown molding
- Master Bed/bath - large walkin closet; built-in shelving
- Large 12x9 covered porch; fantastic area for entertainment or relaxation!
- 9x10 storage shed
- assigned 2-car parking

*buyer's need to verify all features, measurements, taxes, easements, & school info.

Manufactured home on leased land - \$990 per month. This type loan requires a lender willing to do chattel loans - ask listing agent! Low taxes! (~\$81/yr) Very affordable! For cash purchase, total estimated costs ~\$1025 per month + utilities. For loan - less than ~\$1350 per month (total) assumes qualification w lender at 5% down & 25-yr loan @ ~8.5% interest rate. See Community Guidelines.

Make an offer today!