



22 Tame View, Elford
Tamworth B79 9EB

Downes & Daughters
ESTATE AGENCY

22 Tame View, Elford
Tamworth B79 9EB
£299,950

A stylishly presented and naturally bright, three bedroom semi-detached home, occupying possibly the most desirable position on this recently completed select development, at the heart of this popular Staffordshire village. With an open green outlook to the front aspect, a wonderfully private rear garden and extensive private driveway parking, the internal accommodation has been reconfigured from a two bedroom layout to three bedrooms with bedrooms two and three having an interconnecting barn style door. The internal accommodation comprises: Living room with bespoke storage unit and media wall, guest cloakroom and a breakfast kitchen with access to the rear garden, landing with airing cupboard and study space, principal bedroom with storage cupboard, interconnecting bedrooms two and three and a family bathroom. Externally the desirable plot boasts an attractive approach with a beautifully presented lawned front garden, private driveway parking for a number of vehicles, enclosed timber carport/storage area and a lawned rear garden with superb levels of privacy.

Viewing is essential to appreciate the stylish presentation of this contemporary home and its enviable position within this impressive modern development.

GROUND FLOOR

Living Room With Clever Fitted Storage Unit & Media Wall • Guest Cloakroom • Kitchen With Double Doors To Rear Garden

FIRST FLOOR

Landing With Study Space & Airing Cupboard • Bedroom One With Built In Cupboard • Bedroom Two (now divided in to two rooms with interconnecting sliding barn door • Bathroom

OUTSIDE

Beautifully Presented Lawned Front Garden • Private Driveway Parking For A Number Of Vehicles • Enclosed Car Port Style Storage Area • Lawned Rear Garden With Good Levels Of Privacy

FURTHER INFORMATION

Freehold (TBC With Solicitor) • Council Tax Band ? • Energy Rating B • Upvc Double Glazed Windows • Gas Central Heating • All Mains Services







Floor 0



Floor 1



Approximate total area⁽¹⁾
831 ft²
77.2 m²

Reduced headroom
3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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