

ROYSTON & LUND



Pessall Lane, Edingale, Tamworth

Offers In The Region Of £190,000

- NON STANDARD TIMBER CONSTRUCTION - SUITED TO CASH BUYERS
- Large Lounge with Open Fireplace
- On Street Parking Only
- EPC Rating G
- Semi- Detached Dormer Bungalow within Village Location
- Separate Dining Room/Bedroom 3
- Large Gardens with Outhouse/Store
- Reception Hall
- Two First Floor Bedrooms
- Council Tax Band B

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

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

8 Pessall Lane, Tamworth B79 9JN

Royston and Lund are delighted to offer for sale this semi-detached dormer bungalow of timber construction which offers spacious gardens and a good choice of accommodation. The property enjoys a position on the edge of Edingale and is ideally suitable for cash buyers due to the construction.

The property is set amongst good sized front and rear gardens with on street parking available. On entering the reception hall, a large lounge with open fireplace is situated to the rear of the property, along with the kitchen and bathroom with shower. To the front is a separate dining room which could also be used as an additional ground floor bedroom. Two bedrooms are located on the first floor.

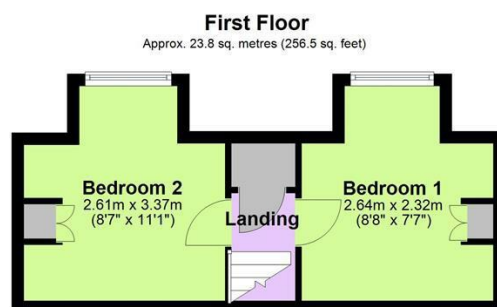
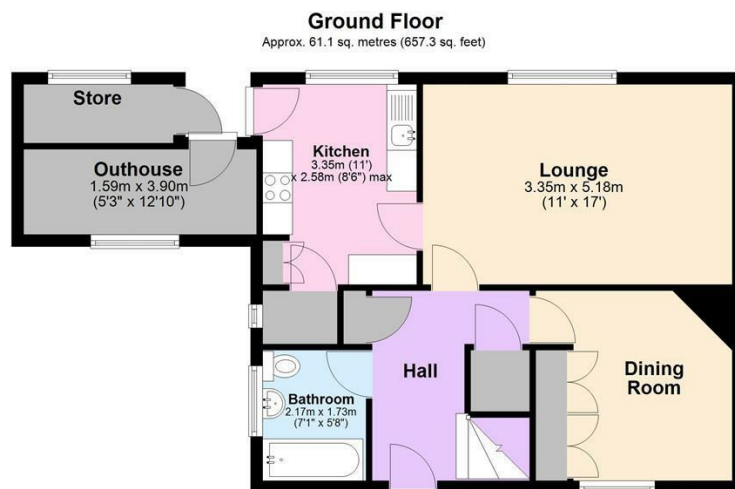
Edingale enjoys a countryside location but is handily positioned with good transport links to A38 and M42, with Tamworth, Lichfield and Ashby de la Zouch all being within easy reach. The village has the Mary Howard Primary School with links to the John Taylor Academy a bus ride away. The village of Harlaston is only two miles away with the benefit of having a public house.



Council Tax Band: B







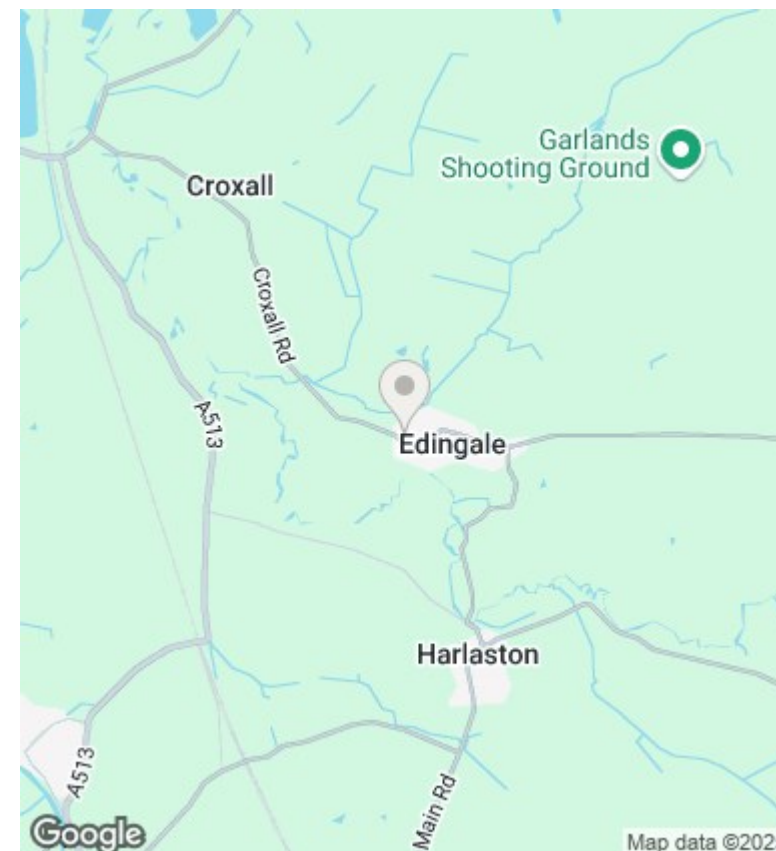
Total area: approx. 84.9 sq. metres (913.8 sq. feet)

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	18	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC