

# ROYSTON & LUND



## Argyle Street, Glascote, Tamworth

Price £284,000

- Three Bedroom Semi Detached
- Both Floors Bathroom
- Own Driveway
- Council Tax Rating - B
- Open-plan Living Room-Diner
- Attached Double Door Garage
- Generous Garden Size
- Traditional Kitchen
- Fitted Wardrobes
- EPC Rating - C

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# 60 Argyle Street, Tamworth B77 3EQ

Royston & Lund are delighted to present this charming three-bedroom semi-detached home, offering spacious interiors, practical features, and a delightful outdoor space—perfect for growing families or first-time buyers.

Upon entering through the front door, to the right is a cosy yet bright living room, which seamlessly flows into an open-plan lounge/diner. This generously sized area benefits from two sets of sliding doors, flooding the space with natural light and creating a wonderful indoor-outdoor connection—ideal for both relaxing and entertaining.

Adjacent to the living area is a traditional kitchen, well laid out and functional, with direct access to a double-door garage—providing excellent storage or potential for conversion. Also on the ground floor, you'll find a convenient bathroom, adding to the home's practicality.

Upstairs, the property boasts three well-proportioned bedrooms, one of which features fitted sliding wardrobes for efficient storage. A second family bathroom serves the upper floor.

Outside, the long rear garden is a true highlight. It features a combination of slabbed patio areas, lush turf, and well-maintained planting beds bordered by wooden sleepers—creating a peaceful and attractive outdoor retreat. A greenhouse adds further appeal for gardening enthusiasts.

To the front, the property offers off-street parking, adding to the overall convenience of this lovely home. The area offers various amenities including local shops, schools, and healthcare facilities. Residents also enjoy parks, playgrounds, and sports facilities.



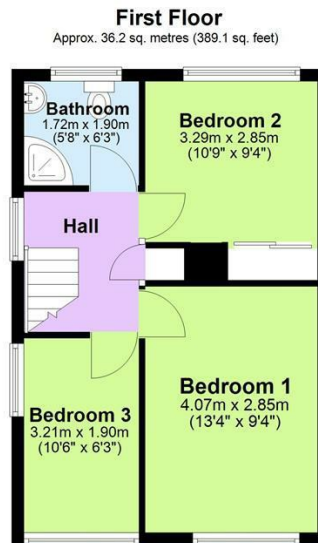
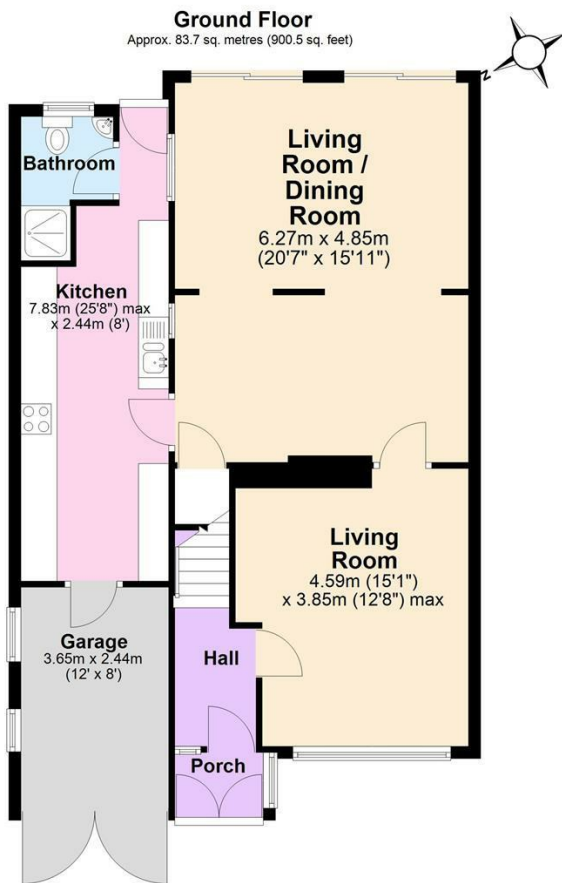
Council Tax Band: B











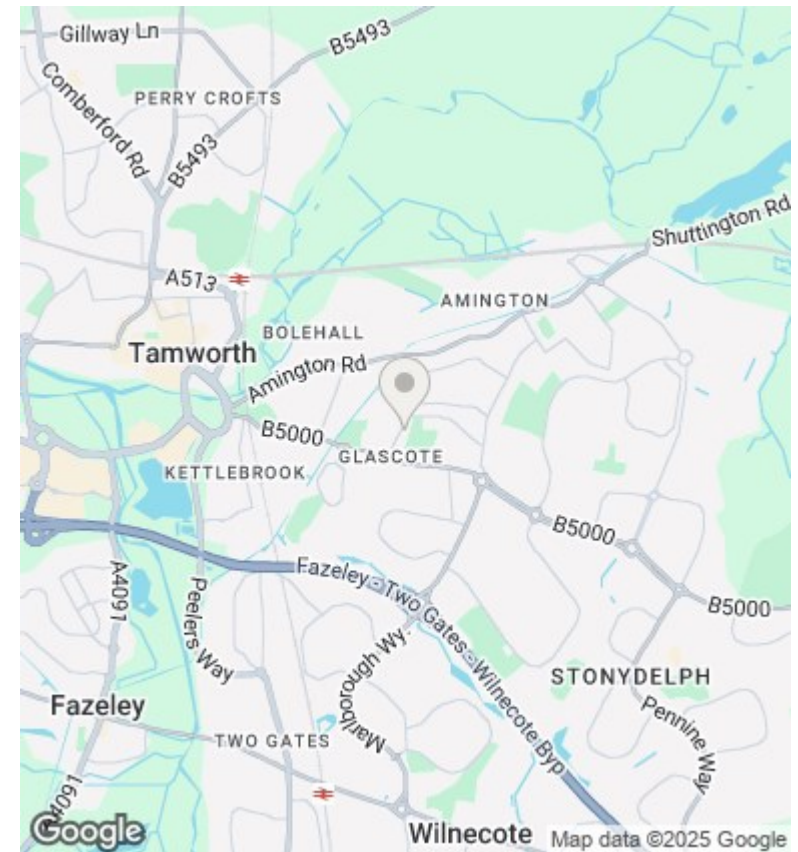
Total area: approx. 119.8 sq. metres (1289.6 sq. feet)

## 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC