

ROYSTON & LUND



Cygnet Drive, Tamworth

£199,950

- Two Bedroom End-of-Terrace
- Kitchen with Integrated Oven and Gas Hob
- Two Allocated Parking Spaces
- EPC Rating - D / Council Tax Band - B
- *No Upward Chain*
- Fitted Wardrobes
- Freehold Property
- Great Size Living Room
- Ground Floor WC
- Maintenance of Grounds £252.28 per 6 months

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

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

31 Cygnet Drive, Tamworth B79 7RU

***No Upward Chain

This two-bedroom end-of-terrace home benefits from a well-proportioned living room, featuring a fireplace, handy built-in storage, and sliding patio doors that open directly into the garden.

The kitchen is well-equipped with an integrated oven and a four-ring gas hob. A WC completes the ground floor.

Upstairs, you'll find two comfortable double bedrooms, one of which includes fitted wardrobes. The bathroom is fitted with a shower over the bath.

The garden is a low-maintenance blend of paved and gravelled areas with convenient side-gate access. The property provides two designated parking spaces, one directly in front of the house and another just to the side, all set within a quiet, well-kept complex.

For everyday amenities, It's close to Dunstall Park Primary School, Ventura Retail Park for major shopping, and the SnowDome for leisure. Tamworth Railway Station and local bus services are nearby, and the area also benefits from excellent road links, with easy access to the A5 and M42. Healthcare services such as Riverside Surgery and Sir Robert Peel Hospital are within easy reach.



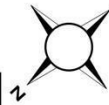
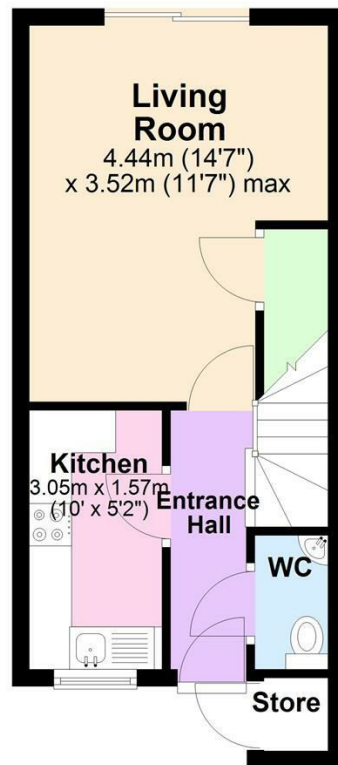
Council Tax Band: B





Ground Floor

Approx. 27.5 sq. metres (295.7 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.9 sq. feet)



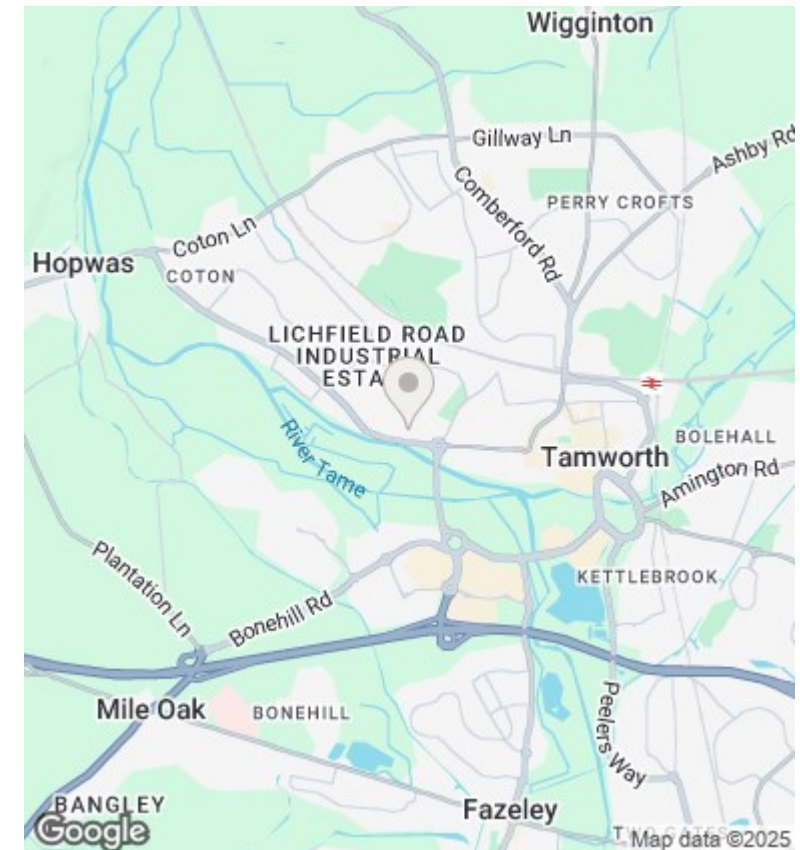
Total area: approx. 54.2 sq. metres (583.6 sq. feet)

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) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC