

ROYSTON & LUND



Argyle Street, Tamworth

Offers In The Region Of £225,000

- Three Bedroom Semi-Detached
- Conservatory
- Garage Integral / Off-Road Parking
- Council Tax Band - B
- No Upward Chain
- Utility
- Well Maintained Garden
- Kitchen/Diner with Gas Hob/Oven
- Fitted Wardrobes/Integrated Storage
- EPC Rating - D

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

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

70 Argyle Street, Tamworth B77 3EQ

Royston and Lund are delighted to offer for sale this three bedroom semi-detached home with a light and airy porch that opens into a hallway, where stained sliding doors lead through to the living room complete with a fireplace.

Further stained sliding doors open into the kitchen diner, fitted with inviting worktops and cabinetry, accustomed with an integrated gas hob with oven.. From here, a bright and inviting conservatory provides additional living space for relaxing.

The kitchen diner also connects to a well-planned utility room with worktops, offering direct access to the integral garage for added convenience.

Upstairs, the principal bedroom benefits from fitted wardrobes and integrated storage, while the remaining bedrooms are well-proportioned.. The family shower room is thoughtfully designed, featuring a walk-in shower with a fitted handle for ease of use.

Outside, the rear garden is beautifully maintained with a harmonious mix of paving, lawn, and established plants. To the front, the property is equally well-kept, with a lawned area and off-road parking for one vehicle.

This property is well located for daily life, with local shops nearby and Tamworth town centre providing a wider range of retail and leisure options, including Ankerside Shopping Centre.

Families are served by schools such as The Wilnecote School and Woodlands Primary School, while leisure choices include bowling, the Snowdome and riverside walks around Tamworth Castle.

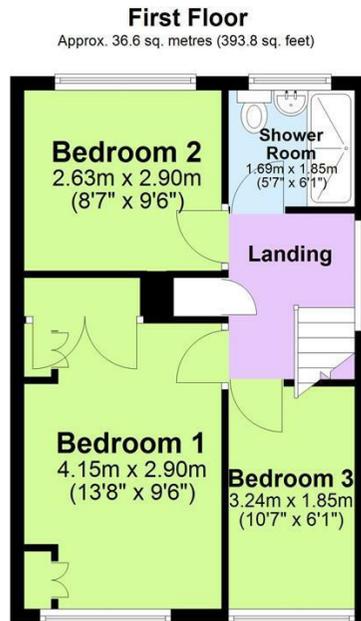
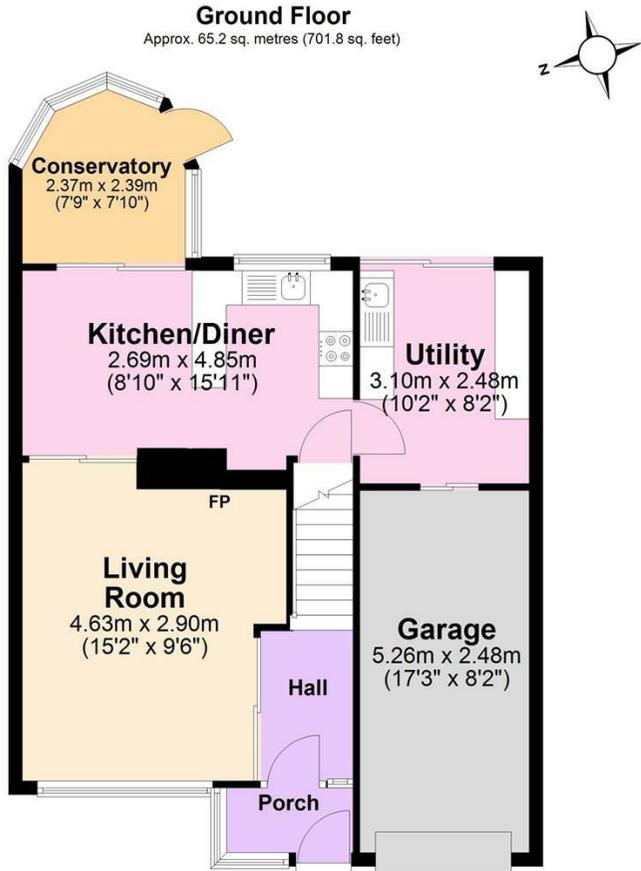
For commuters, the property offers excellent transport links with the A5, M42 and A38 all within easy reach, connecting swiftly to Birmingham, Coventry and the wider Midlands, alongside fast rail services from Tamworth station.



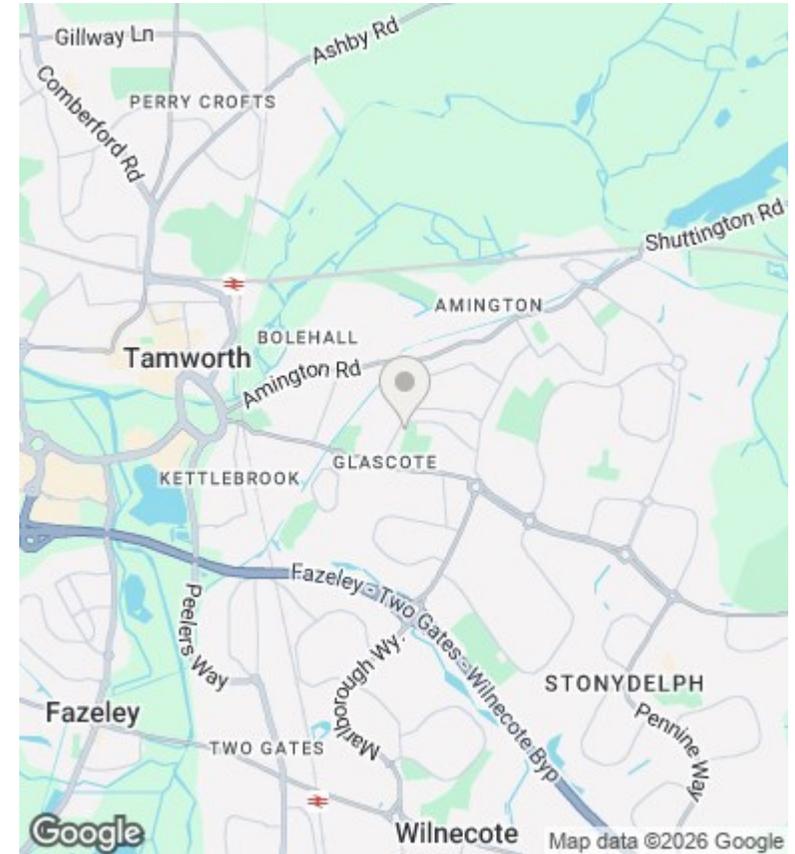
Council Tax Band: B







Total area: approx. 101.8 sq. metres (1095.6 sq. feet)



Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	