

# ROYSTON & LUND



## Bronte Court, Leyfields

Price Guide £169,950

- 2 BEDROOM TERRACED HOUSE
- REAR GARDEN
- GREAT ACCESS TO LOCAL TRANSPORT
- FREEHOLD
- POPULAR NORTH SIDE OF TAMWORTH
- EPC C // COUNCIL TAX B
- 2 PARKING SPACES
- PERFECT FIRST TIME BUYERS OPPORTUNITY

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## 9 Bronte Court, Tamworth B79 8DN

Royston and Lund are proud to present this beautifully maintained two-bedroom end-of-terrace home, ideally positioned in the highly sought-after North Side of town. Perfectly located near Wigginton Park, the property offers easy access to green open spaces for leisure and recreation, while also benefiting from excellent local amenities and convenient transport links. Families will further appreciate its inclusion within the catchment area of several highly rated OFSTED schools, making it an ideal long-term home. This property also represents a fantastic opportunity for first-time buyers or investors seeking strong future potential.

Internally, the home welcomes you with a spacious entrance hallway leading into a bright and generously sized living room, complete with elegant French doors that open onto the rear garden, creating a seamless indoor-outdoor flow. The ground floor is further enhanced by a modern, well-equipped kitchen.

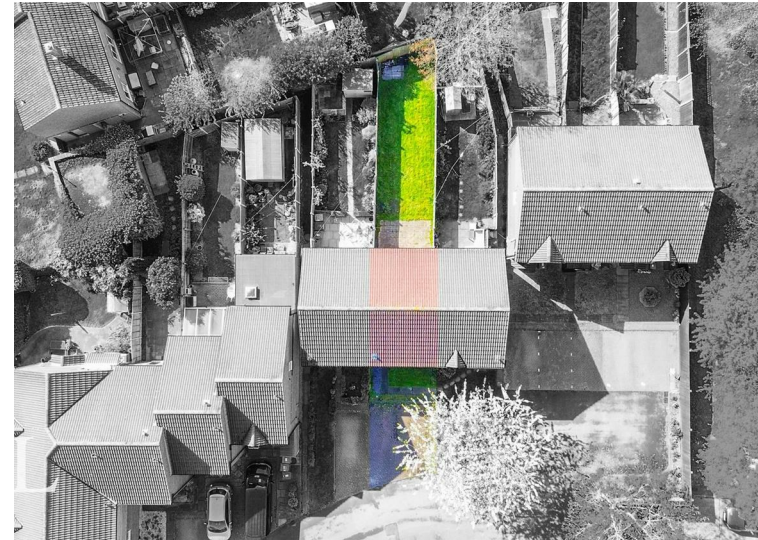
Upstairs, the property comprises two well-proportioned bedrooms and a contemporary family bathroom.

Externally, the front of the property features a paved driveway providing convenient off-road parking. To the rear, a private garden with a neatly maintained lawn offers the perfect setting for outdoor dining, relaxation, and entertaining.



Council Tax Band: B





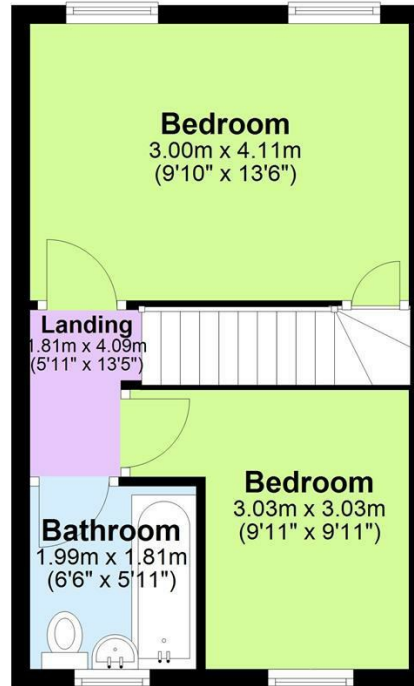
### Ground Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



### First Floor

Approx. 28.8 sq. metres (309.9 sq. feet)



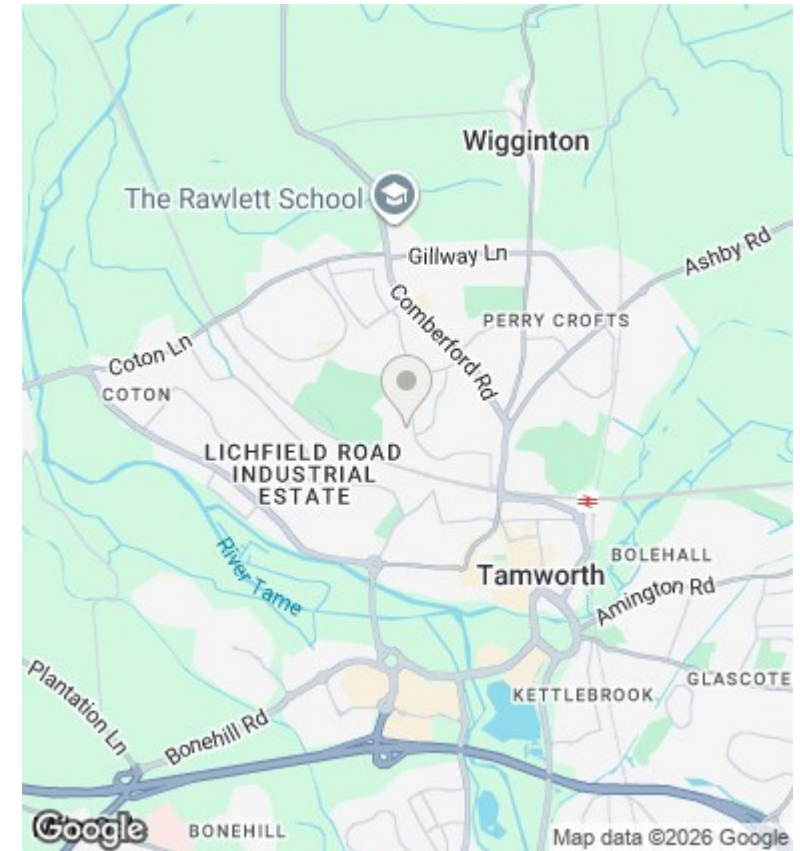
Total area: approx. 57.6 sq. metres (619.7 sq. feet)

### 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>		<b>89</b>
(69-80) <b>C</b>	<b>72</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	