

# ROYSTON & LUND



## New Street, Dordon, Tamworth

£120,000

- Two Bedroom Terrace
- Kitchen
- Garden
- Council Tax Band - A
- Living Room
- En-suite Bathroom
- On-Road Parking
- Lounge/Diner
- Fireplaces
- EPC Rating - TBC

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# 65 New Street, Tamworth B78 1TG

This two-bedroom terraced property presents a opportunity for investors, developers, or buyers seeking a full renovation project. In need of complete modernisation, the home offers a traditional layout with potential to transform into a stylish and comfortable residence.

As you enter through the front door, you're welcomed directly into the front living room. Moving further through, you'll find a lounge/diner, which offers ample room for family dining and entertaining. From here, a staircase leads to the first floor, and straight ahead is the kitchen, located at the rear of the property. The kitchen provides access to the rear garden.

Upstairs, the property features two bedrooms. The main bedroom to the rear benefits from its own en-suite bathroom, while the second bedroom of the same size, is situated to the front.

To the front of the property, on-road parking is available.



Council Tax Band: A







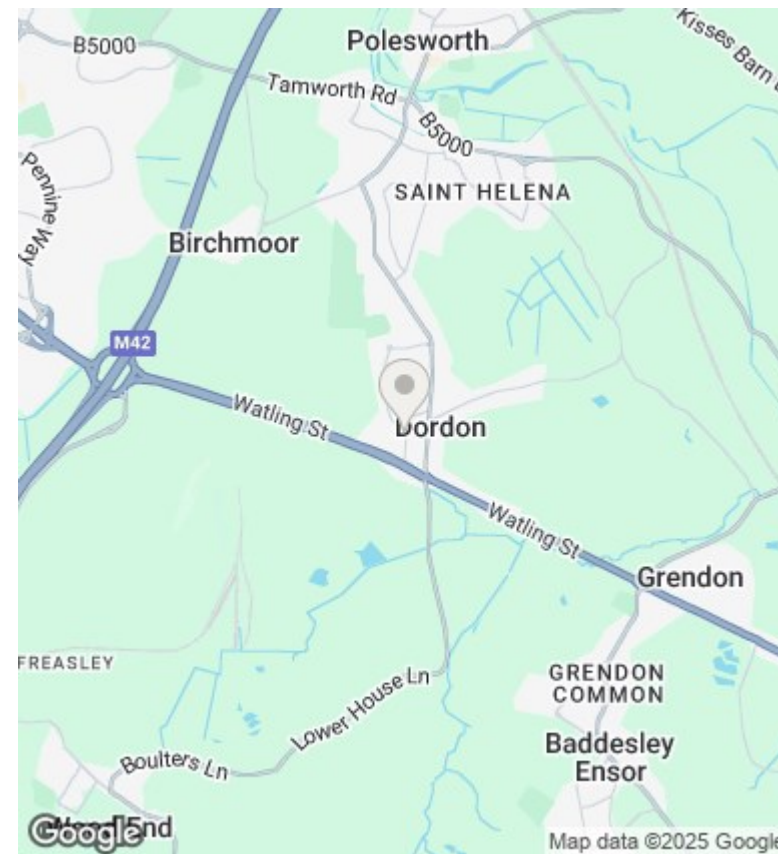
Total area: approx. 70.1 sq. metres (754.2 sq. feet)

## Viewings

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

## Council Tax Band

A



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</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 |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |