

ROYSTON & LUND



Pine Close, Tamworth

O.I.R.O £375,000

- THREE GOOD SIZED BEDROOMS
- DETACHED DOUBLE GARAGE
- COUNCIL TAX BAND C
- SEMI-DETACHED
- LARGE REAR AND SIDE GARDEN
- EPC TBC
- EXPANSIVE DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- FREEHOLD

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5 Pine Close, Tamworth B79 8RR

Tucked away within Pine Close—an exclusive cul-de-sac of just six homes, accessed via Wigginton Road—this beautifully presented three-bedroom semi-detached residence offers an exceptional blend of privacy, space, and refined living.

The approach is immediately impressive, featuring an expansive and immaculately maintained tarmac driveway, elegantly framed by brick edging and providing extensive parking for multiple vehicles. This is further complemented by a substantial detached double garage, enhancing both practicality and prestige.

Upon entering, you are welcomed by a generously proportioned hallway, setting the tone for the space and quality found throughout. The ground floor comprises of WC, a bright and inviting living room with french doors out to the rear garden, dining room with french doors out to the rear garden, and a good sized kitchen with a separate utility room and additional external access. Each space has been thoughtfully designed to make it ideal for modern family living and effortless entertaining.

The first floor continues to impress, with a bright and spacious landing enhancing the sense of openness. The principal bedroom provides a luxurious retreat, complete with a private ensuite, while two further well-appointed bedrooms offer excellent proportions and versatility. A large, beautifully finished family bathroom completes the upper level, combining contemporary style with everyday practicality.

To the rear, the property boasts a beautifully enclosed garden, offering a peaceful and private outdoor sanctuary. Accessed via secure gated side entry, the garden has been thoughtfully arranged to include a generous patio area perfect for al fresco dining and entertaining alongside an expansive well maintained lawn.

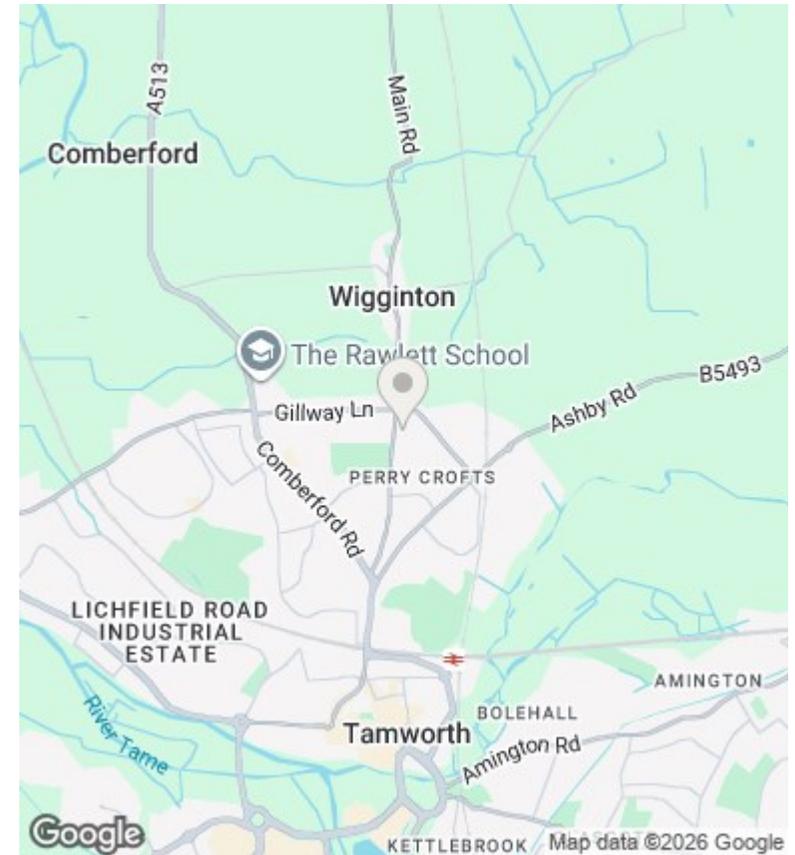
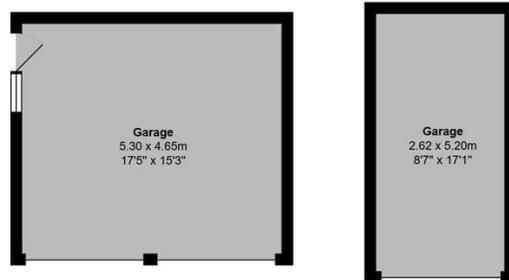
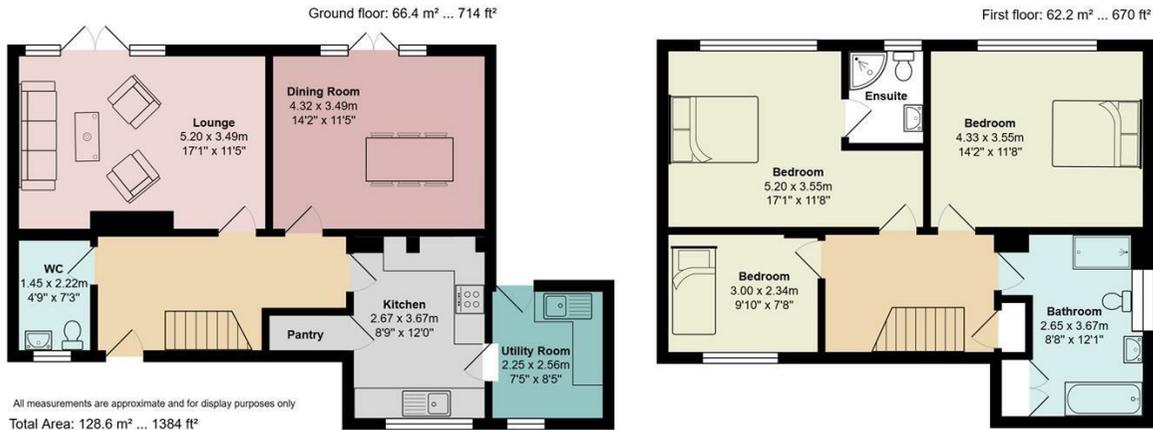
Further appeal of this exceptional home is the rare addition of a separate single garage, conveniently located within a nearby block just to the left upon entering Pine Close offering additional storage or parking.



Council Tax Band: C







Viewings

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

Council Tax Band

C

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