

# ROYSTON & LUND



## Cherwell, Tamworth

Offers In The Region Of £240,000

- Two Double Bedrooms
- New Sleek and Neutral Kitchen
- Conservatory
- EPC Rating - D / Council Tax Band - B
- Semi Detached Bungalow
- Well Proportioned Living Room
- Great Plot of Land
- No Upward Chain
- New Wet Room
- Freehold

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

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

## 6 Cherwell, Tamworth B77 2LJ

This well-presented two-bedroom semi-detached home offers a blend of modern comfort and practical living. Stepping through the front door, you are greeted by a brand new sleek, neutral-toned kitchen, complete with an integrated four-ring hob and oven.

Adjoining the kitchen is a bright conservatory as well as a well-proportioned living room featuring a fireplace as the main focal point. Beyond the living room are two double bedrooms and a convenient brand new wet room, all designed for easy, single-level living.

Outside, the low-maintenance rear garden offers ample space with a blend of slabbed areas, bordered by fencing and brick walls for privacy. The property also benefits from a detached garage, complete with a worktop, and off-road parking for two vehicles.

The area around Cherwell has easy access to green spaces, including the large Tamworth Castle Grounds with riverside walks and leisure facilities, as well as the quieter, nature-focused Dosthill Park nearby. Families would find several primary schools close by, such as Hanbury's Farm Community Primary School and St Gabriel's Catholic Primary School, as well as secondary-school options including The Wilnecote School within a short distance. Travel is ideal, with Wilnecote railway station less than a kilometre away for regional travel.

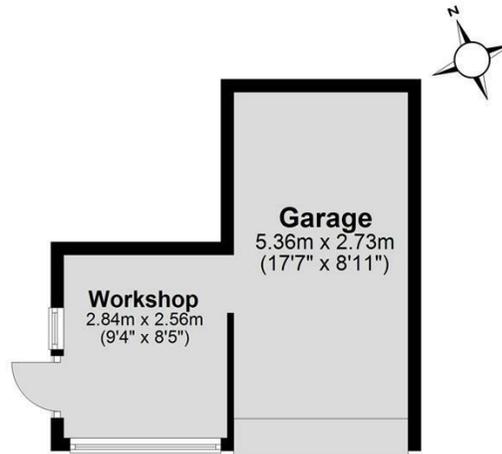
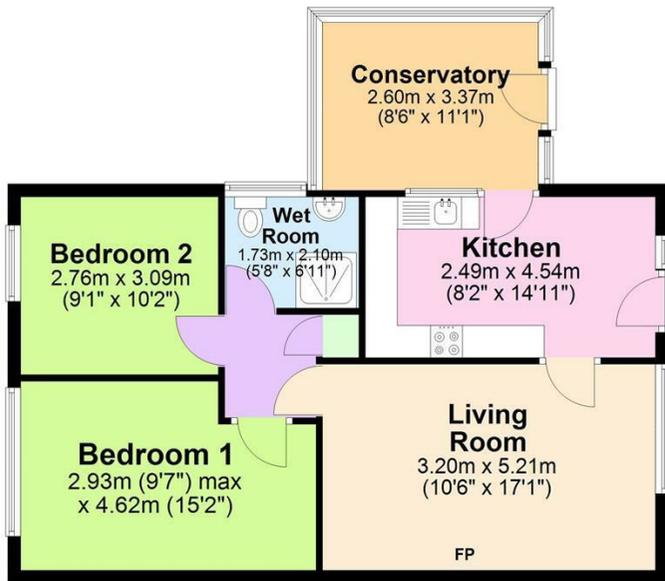


Council Tax Band: B





**Ground Floor**  
Approx. 88.8 sq. metres (955.6 sq. feet)



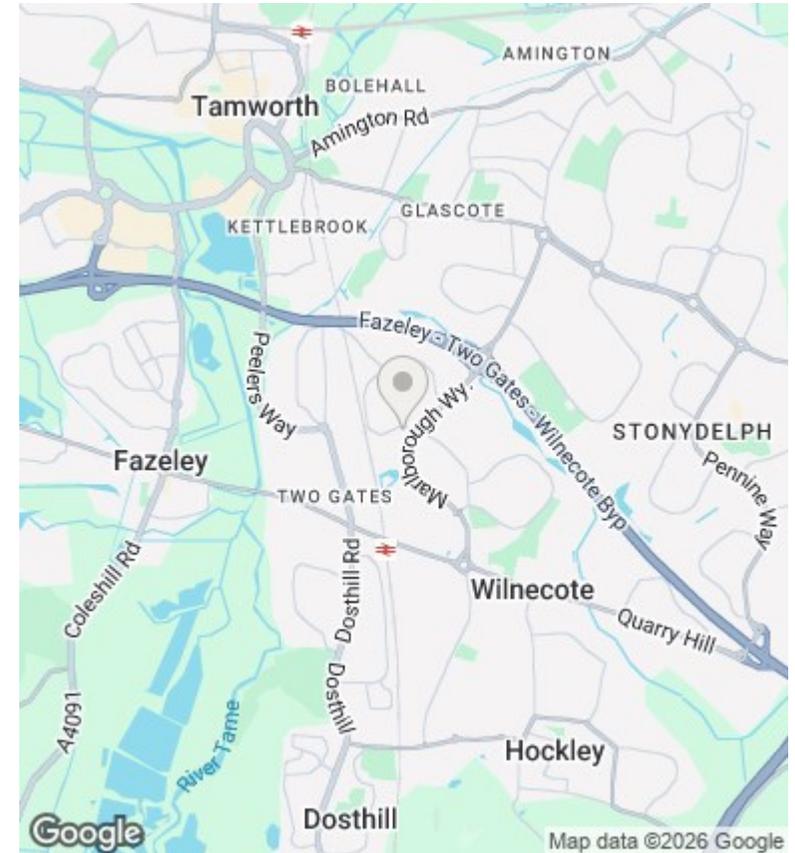
Total area: approx. 88.8 sq. metres (955.6 sq. feet)

**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		73
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	