ROYSTON & LUND







Austrey Road, Warton, Tamworth

£549,950

- Detached Home with One Bedroom Self Contained Annex
- L Shaped Kitchen/Living Room with Access to the Rear Garden
- Side Storage Area & Ample Parking
- Council Tax Band E Annex Band A

- Through Lounge Dining Room
- Large Conservatory
- Large Rear Garden

- Ground Floor Shower Room
- Three Bedrooms & Family Bathroom
- EPC Rating B

58 Austrey Road, Tamworth B79 0HQ

Royston & Lund are pleased to offer this well presented detached home with annex, within the village of Warton, being sold with no upward chain. The property is situated close to local amenities, schools and shops and has good transport links.

In brief the accommodation to the ground floor comprises of a through lounge/dining room, L-shaped kitchen living area, ground floor shower room and a large rear conservatory. To the first floor are three bedrooms and a family bathroom. The rear of the property enjoys a large well kept garden with stepped patio area.

The versatile one bedroom self contained annex could be used for parents or older children or as a home office.









Council Tax Band: E











ASURX ASURY (194 sq.m.) suppose.

BEDROOM 145° x 91° 4.40m x 2.78m

WET ROOM 87° x 52° 2.63m x 1.57m

KITCHEN 183° x 1.57m

KITCHEN 183° x 52° 5.65m x 5.56m x



GROUND FLOOR 904 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR 489 sq.ft. (45.5 sq.m.) approx.

TOTAL FLOOR AREA: 1817 sq.ft. (168.8 sq.m.) approx.

Whits every attempt has been made to ensure the accuracy of the footplan contained free, measurements of dones, windows, rooms and any other liters are approximate and not responsibility is taken for any error, ornission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The spin is for illustrative purposes only and should be used as such by any prospective purchaser. The script plan is for illustrative purpose only and should be used as such by any prospective purchaser. The script plan is the script plan is sometiment of the script properties of the script plan in the script plan is sometiment. The script plan is script plan in the script plan in the script plan is script plan in the script plan in the script plan is script plan in the script plan in the script plan is script plan in the script plan in the script plan is script plan in the script plan in the script plan in the script plan is script plan in the script plan in the script plan in the script plan is script plan in the script plan

Viewings

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

Council Tax Band

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