

# ROYSTON & LUND



## Lansdowne Crescent, Two Gates, Tamworth

Offers In The Region Of £295,000

- Two Bedroom Detached Bungalow
- Conservatory
- Generous Size Garden
- Council Tax Band - C
- Ample Size Living Room with Fireplace
- Attached Garage
- Local Amenities & Transport
- Modernised Kitchen with Integrated Units
- Own Driveway
- EPC Rating - E

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# 48 Lansdowne Crescent, Tamworth B77 1EH

Royston & Lund are delighted to bring to the market this charming two-bedroom detached bungalow, offering comfortable single-level living with generous internal space, well-maintained outdoor areas, and superb local amenities nearby. Ideal for downsizers, small families, or those seeking convenient access to transport and town facilities.

The home welcomes you through a porch into an airy hallway, then into the ample-sized living room, complete with a feature fireplace that creates a warm, inviting atmosphere perfect for relaxing or entertaining guests. Flowing seamlessly from the living area is a bright conservatory, offering a peaceful space with garden views and direct access to the outdoors.

The modernised kitchen is both stylish and practical, featuring integrated units and clever storage solutions, making daily cooking and hosting a pleasure.

Additionally, there are two well-proportioned bedrooms, offering flexibility for a guest room, home office, or dressing room, along with a well-kept bathroom that serves the home comfortably.

Externally, the property continues to impress. A private driveway leads to an attached garage, providing ample off-road parking and storage. The generous rear garden is ideal for gardening, outdoor dining, or simply enjoying some fresh air and sunshine.

Located within easy reach of local supermarkets, schools, restaurants, and just a short distance from Tamworth train station, this bungalow offers the perfect combination of tranquillity and connectivity.



Council Tax Band: C









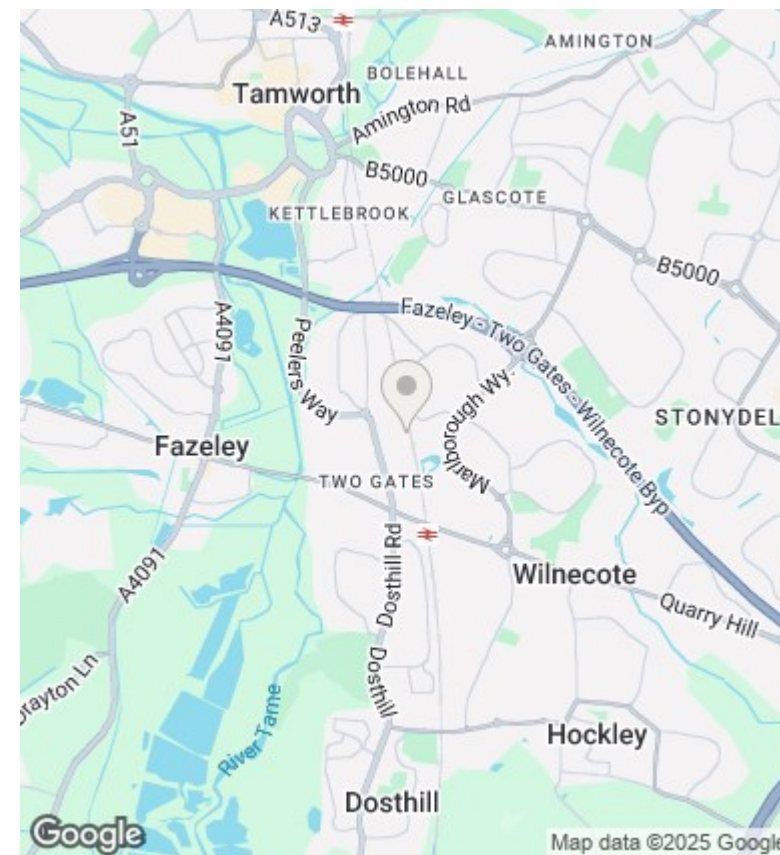
Total area: approx. 84.5 sq. metres (910.0 sq. feet)

## Viewings

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

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		