

# ROYSTON & LUND



## Hayworth Close, Tamworth

£259,950

- Guide Price £250,000 to £259,950
- Living Room with Fireplace
- South Facing Garden with Patio Areas
- FREEHOLD
- Three Bedroom Semi-Detached Home
- Tiled Family Bathroom with Bath/Shower
- Close to Numerous Amenities
- Fully Fitted Kitchen with Utility Room
- Off-Road Parking
- Council Tax B // EPC D

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# 15 Hayworth Close, Tamworth B79 8ER

Royston & Lund are proud to present this beautifully appointed three-bedroom semi-detached family home, enviably positioned within one of Tamworth's most sought-after residential locations on the north side of town.

Offering generous, well-balanced accommodation and finished to a high standard throughout, this home is ideally suited to modern family living.

Upon entering, you are welcomed by a bright and inviting hallway, setting the tone for the rest of the property. This leads to a contemporary kitchen and an impressive rear living space, with stairs rising elegantly to the first floor.

The stylish kitchen has been thoughtfully designed to combine both form and function, featuring ample storage, generous work surfaces, and integrated appliances including an oven and hob. A useful rear porch provides additional practicality and direct access to the garden.

The heart of the home is the superb rear living room, bathed in natural light and offering an ideal space for both relaxing and entertaining. Patio doors open seamlessly onto a beautifully presented garden and decking area, creating an effortless indoor-outdoor flow. An inset fireplace adds a touch of warmth and character, perfect for cosy evenings.

To the first floor, the property continues to impress with three well-proportioned bedrooms and a beautifully finished family bathroom. The bathroom benefits from elegant tiling, dual windows allowing for an abundance of natural light, and a bath with overhead shower, combining style with everyday practicality.

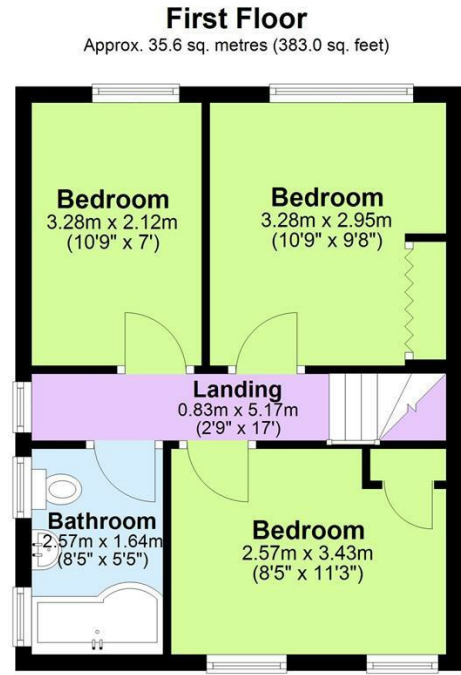
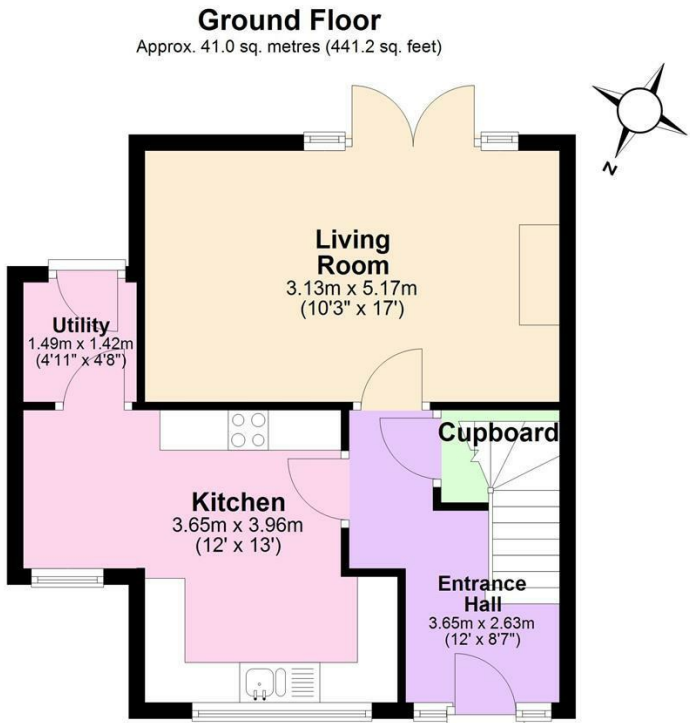
The third bedroom offers flexibility as a guest room, nursery, or refined home office. The front-facing double bedroom features built-in storage and dual aspect windows, while the principal bedroom enjoys a peaceful rear aspect overlooking the garden, along with additional storage, creating a calm and comfortable retreat.



Council Tax Band: B







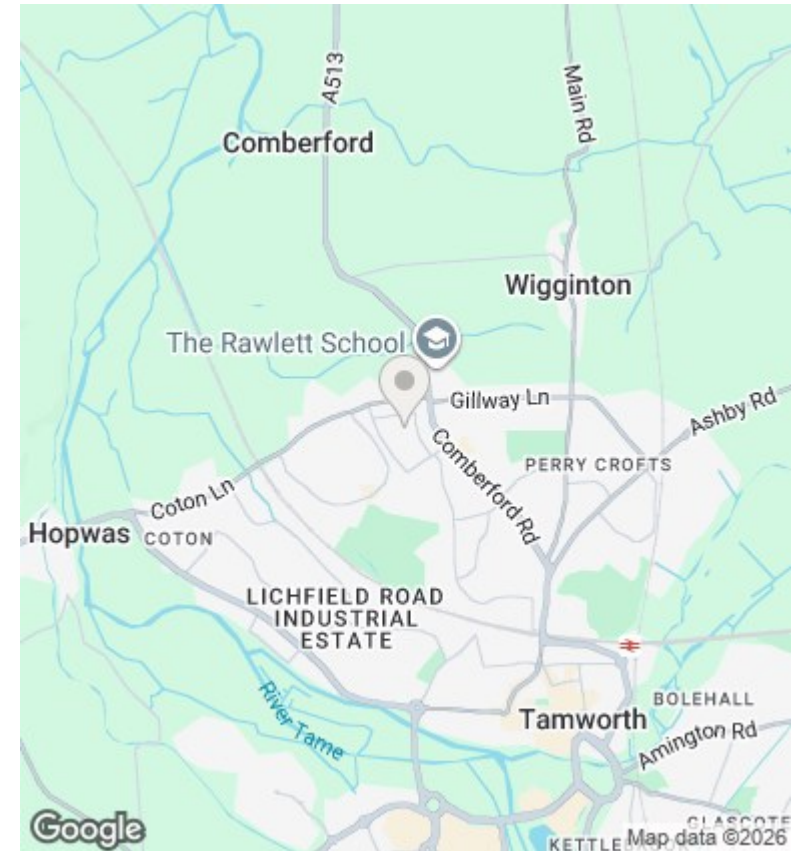
Total area: approx. 76.6 sq. metres (824.2 sq. feet)

## 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	