

ROYSTON & LUND



Church Lane, Tamworth

£249,950

- Gorgeous Three Storey Mid Terrace
- Ground Floor Shower Room
- Low Maintenance Gardens
- Council Tax Band - C
- Four Well Portioned Bedrooms
- Second Floor Bathroom
- Freehold Property
- Stunning Contemporary Kitchen
- Utility Room
- EPC Rating - C

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

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

24 Church Lane, Tamworth B79 7AU

This four-bedroom, three-storey mid-terrace home is thoughtfully arranged and well presented throughout. Entering through the front door, you are welcomed into an impressive contemporary kitchen, fitted with integrated appliances including an induction hob, oven, grill and dishwasher. The kitchen leads through to the living room, where a cosy gas stove provides an attractive focal point and creates a warm, inviting atmosphere.

Adjoining the living area is a useful utility space with a modern shower room, adding flexibility and convenience to the ground floor layout.

The first floor comprises two spacious bedrooms, both benefiting from fitted wardrobes. To the second floor are two further bedrooms, along with a centrally located family bathroom.

Externally, the property features a snug rear garden with a rear gate that leads to an additional larger garden area which is fully paved and includes a seating area beneath a pergola, ideal for entertaining and low-maintenance outdoor living.

This property is centrally located in Tamworth, within easy walking distance of the town centre and its wide range of amenities. Nearby are local shops, cafés, supermarkets and everyday services, along with leisure facilities including Tamworth Castle, parks and the Assembly Rooms theatre. The area is well served by regular bus routes and is within convenient reach of Tamworth railway station, providing excellent transport links for commuting and travel further afield.

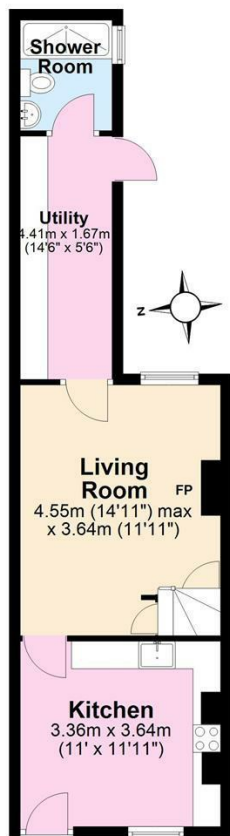


Council Tax Band: C

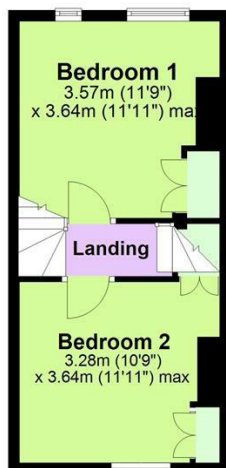




Ground Floor
Approx. 40.0 sq. metres (430.3 sq. feet)



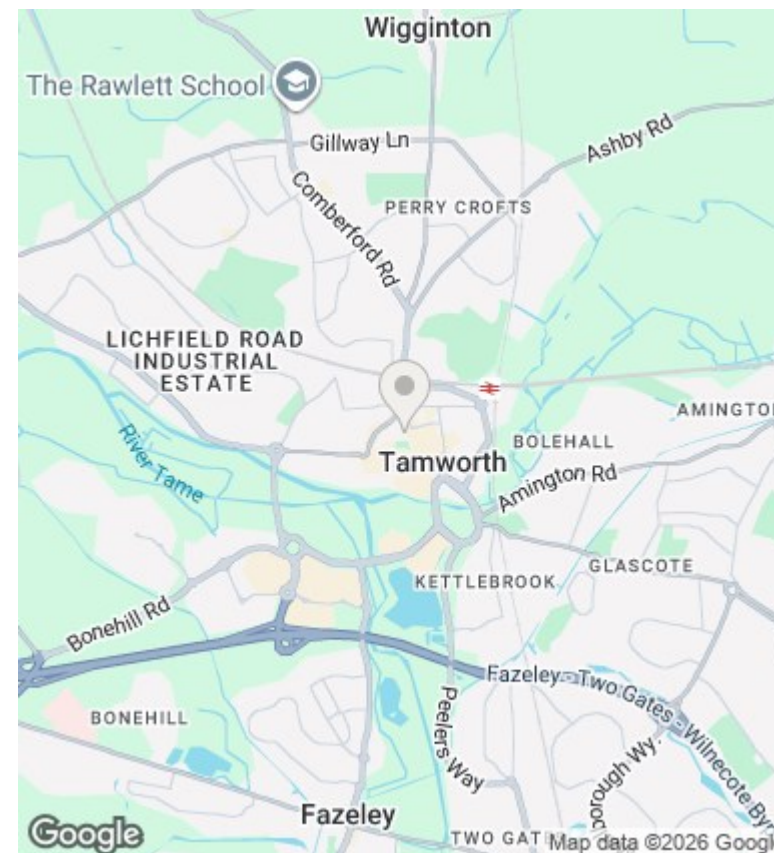
First Floor
Approx. 29.3 sq. metres (315.7 sq. feet)



Second Floor
Approx. 29.1 sq. metres (313.6 sq. feet)



Total area: approx. 98.4 sq. metres (1059.6 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) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	