

# ROYSTON & LUND



## Ludgate, Tamworth

£185,000

- Two Bedrooms
- Kitchen with Integrated Appliances
- Freehold Property
- Council Tax Band - A
- Welcoming Living Room
- Brand New Ground Floor Contemporary Shower Room
- Spacious Garden
- Connecting Dining Room
- First Floor Bathroom
- EPC Rating - E

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## 32 Ludgate, Tamworth B79 7EQ

This two-bedroom terraced property opens into an inviting and cosy living room, featuring an electric fireplace that creates a welcoming focal point. This space flows seamlessly through to a further spacious dining room, which also benefits from an electric fireplace.

To the rear, the kitchen is fitted with an integrated oven and gas hob and provides side access to the garden. Beyond the kitchen is a newly and fully refitted contemporary shower room, finished to a modern standard.

Upstairs, the property offers well-scaled bedrooms with a rear bathroom also presented in a neutral colour scheme featuring shower over bath that continues the clean and cohesive design throughout.

Externally, the rear garden is of a generous size, thoughtfully arranged with a combination of slabbing, lawn, and a greenhouse, offering both practicality and outdoor enjoyment. To the front, the property is set behind a low brick wall, with on-street parking available.

This property sits in a well-connected and established residential area with a range of local amenities and good access to transport. The property is just a short walk from Moorgate Primary Academy and Flax Hill Junior Academy, for secondary education, Landau Forte Academy QEMS is also within easy reach.

Everyday conveniences are close by, with supermarkets, shops, pharmacies and a GP practice all within walking distance, and Tamworth railway station around a 10-15 minute walk for services into Birmingham and beyond. The town centre is nearby too, offering a wider selection of retail options, cafes and leisure facilities, while local bus routes provide additional connectivity around Tamworth and to surrounding areas.



Council Tax Band: A





**Ground Floor**  
Approx. 38.4 sq. metres (413.1 sq. feet)



**First Floor**  
Approx. 34.7 sq. metres (373.9 sq. feet)



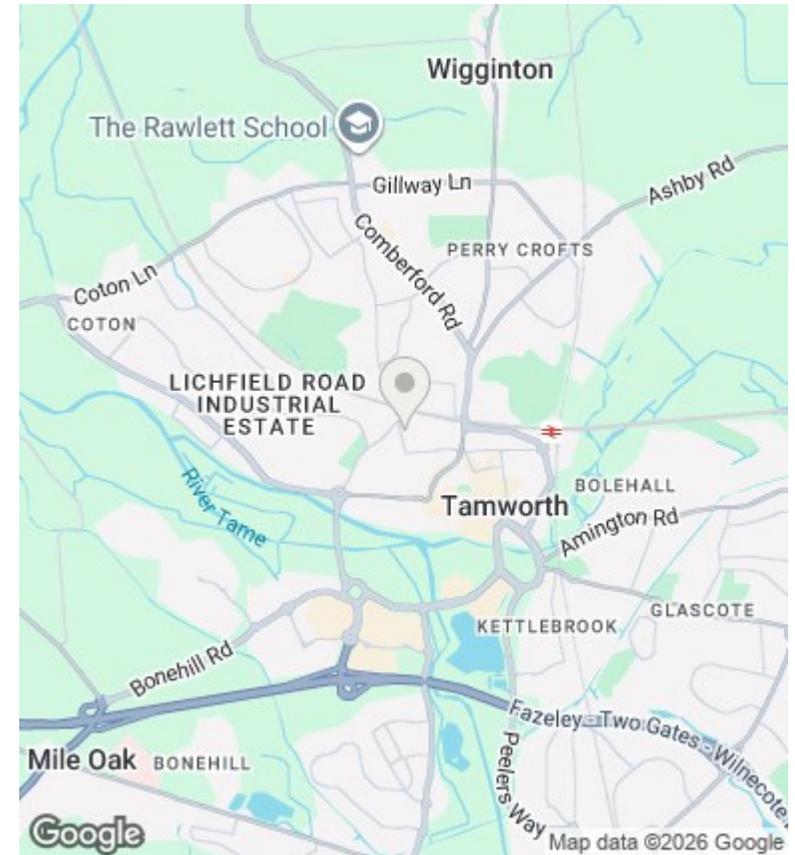
Total area: approx. 73.1 sq. metres (787.0 sq. feet)

**Viewings**

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

**Council Tax Band**

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>67</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	