

# ROYSTON & LUND



## Orchard Close, Polesworth, Tamworth

Offers In The Region Of £264,950

- Semi-Detached Home Within Popular Location
- Three Bedrooms & Family Bathroom
- Conservatory
- EPC Rating D
- Beautifully Maintained Landscaped Garden
- Open Plan Living Area
- Freehold
- Garage and Ample Parking
- Spacious Entrance Hall
- Council Tax Band B

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# 15 Orchard Close, Tamworth B78 1DB

Situated within a sought-after residential location, this beautifully presented three-bedroom family home offers spacious and versatile accommodation throughout, complemented by a stunning rear garden and ample off-road parking.

The property is entered via a welcoming entrance hall, which provides access to the integrated garage and staircase rising to the first floor. To the rear, the generous living room is centred around an attractive fireplace, creating a warm and inviting space to relax, whilst French doors open into the impressive conservatory, offering additional reception space and wonderful views over the landscaped garden.

The stylish kitchen/dining room is fitted with a range of modern units and provides ample space for everyday dining and entertaining, with direct access through to the conservatory.

To the first floor, the property offers three well-proportioned bedrooms, all served by a contemporary family bathroom.

Externally, the home benefits from a driveway providing parking for multiple vehicles alongside access to the integrated garage. The rear garden, south-west facing, is a particular highlight, having been thoughtfully landscaped with established planting, mature borders, patio seating areas and a charming pergola, creating a private and tranquil outdoor retreat.

This exceptional home combines practical family living with beautifully maintained indoor and outdoor spaces, making it an ideal purchase for a wide range of buyers.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5367200](https://reports.sprift.com/property-report/?access_report_id=5367200)

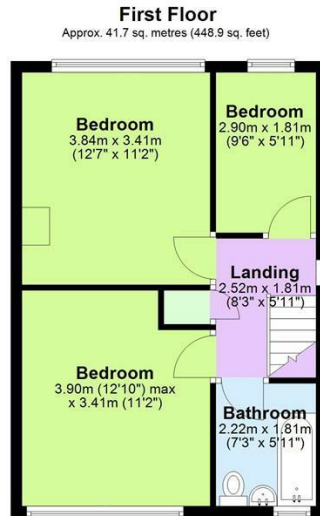
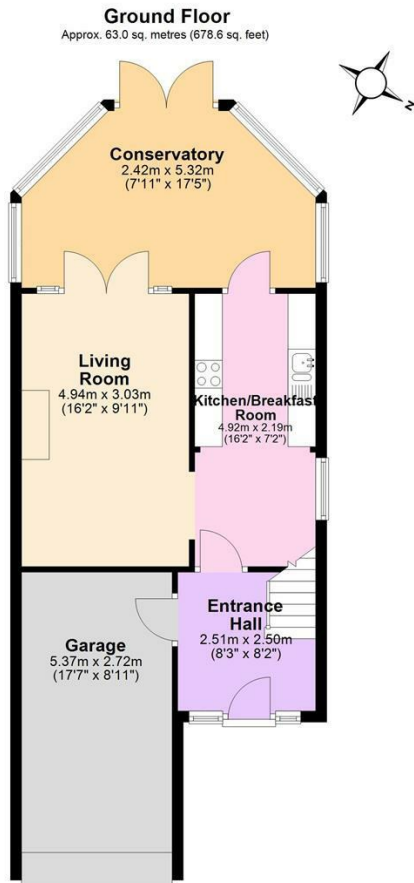
Freehold



Council Tax Band: B







Total area: approx. 104.8 sq. metres (1127.6 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</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	