

# ROYSTON & LUND



## Riverfield Grove, Tamworth

£250,000

- Prime Location
- Modern refitted kitchen
- Close access to moors and nature reserve
- EPC RATING D
- 3 Bedrooms
- Off Road Parking
- Council Tax Band C
- Viewing highly recommended
- Good Sized Rear Garden
- FREEHOLD

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# 34 Riverfield Grove, Tamworth B77 3NB

Royston & Lund are proud to present this beautifully positioned three-bedroom semi-detached home, located within a quiet and highly desirable cul-de-sac. Offering a fantastic combination of space, practicality and convenience, this property is perfectly suited to families, first-time buyers, or those looking to upsize.

The home benefits from off-road parking and an integral garage, providing both convenience and additional storage options. Inside, the property boasts well-proportioned living accommodation, including generously sized bedrooms that offer comfortable and versatile spaces for modern family living.

To the rear, the property enjoys a great-sized private garden, ideal for relaxing, entertaining, or family activities, while still offering plenty of potential for further landscaping or personalisation.

The location is particularly appealing for families, with several well-regarded primary schools nearby, including William MacGregor Primary School, Ankermoor Primary Academy, and Woodlands Primary School. For secondary education, the property falls within reach of Landau Forte Academy Amington and Landau Forte QEMS Academy, both known for their strong local reputation.

In addition to its peaceful setting, the property is conveniently located close to Tamworth town centre, offering a wide range of shops, restaurants and amenities. Ventura Retail Park is also just a short distance away, providing access to popular retail stores and leisure facilities. Excellent transport links via the A5 and M42 make commuting to surrounding towns and cities both quick and straightforward.

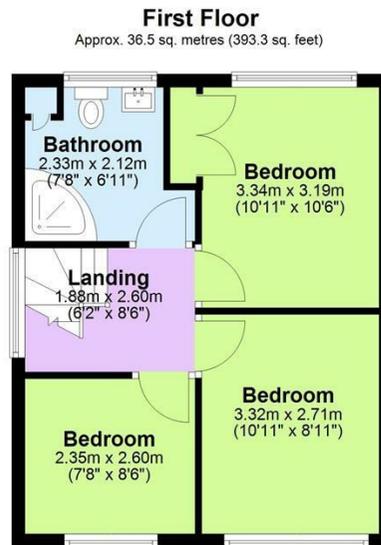
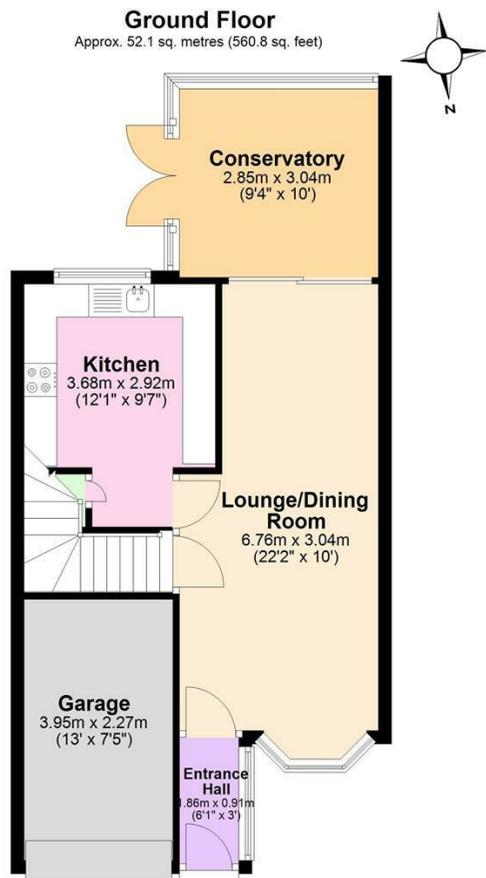
Combining spacious accommodation, a sought-after location and excellent local amenities, this property represents a fantastic opportunity to secure a well-presented home in a popular residential area.



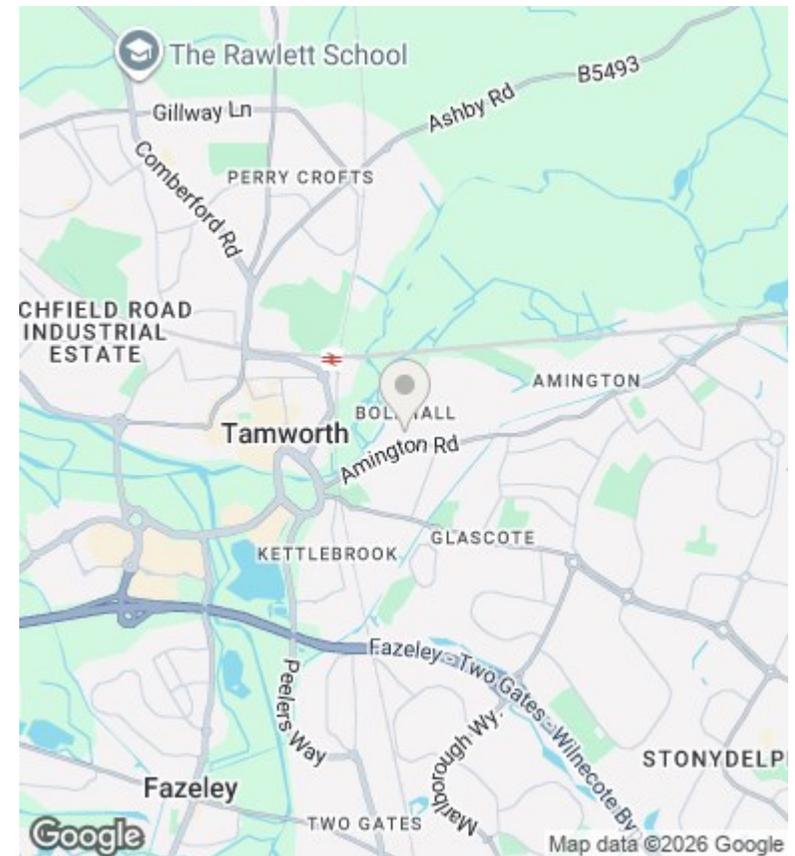
Council Tax Band: C







Total area: approx. 88.6 sq. metres (954.1 sq. feet)



## Viewings

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

## Council Tax Band

C

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>73</b>
(55-68) <b>D</b>	<b>64</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	