



## Melford, Tamworth

Offers In The Region Of £360,000

- Four Bedroom Detached
- Kitchen with Gas Cooker
- Attached Garage
- Council Tax Band - D
- Ample Size Living Room
- Generous Slab & Turf Rear Garden
- South-West Facing Back Garden
- French Doors // Bay Window
- Close to Tamworth Centre
- EPC Rating - D

# 7 Melford, Tamworth B79 7UX

**\*\*Spacious Four-Bedroom Detached Home with Expansive Garden & Prime Location\*\***

Welcome to this generously sized four-bedroom detached property, ideally positioned just a short distance from Tamworth town centre, offering a perfect blend of privacy, space, and convenience.

Upon entering, you'll find an extensive living room and dining area. This bright and airy space boasts a charming fireplace, a bay window that floods the room with natural light, and elegant French doors adjacent is a practical and well-equipped kitchen, a gas hob, and a washing machine.

Upstairs, the home offers four well-proportioned bedrooms, some benefiting from built-in storage, making it ideal for families or those seeking home office space. The family bathroom features a convenient bath-shower combination.

Outside, the property truly excels with a large, open rear garden, offering multiple storage sheds and plenty of room for outdoor activities or future landscaping projects. Driveway and lawned area to front.

Local amenities are within easy reach, including well-regarded schools, parks, supermarkets, and leisure facilities. The property is conveniently located close to Tamworth Central, providing easy access to shops, restaurants, transport links, and Tamworth Railway Station.

Whether you're a growing family or simply looking for more space, this charming detached home offers an excellent opportunity to settle in one of the region's most connected and community-driven areas.



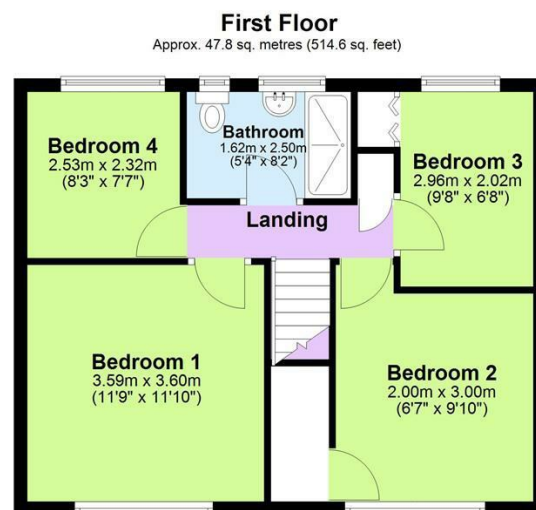
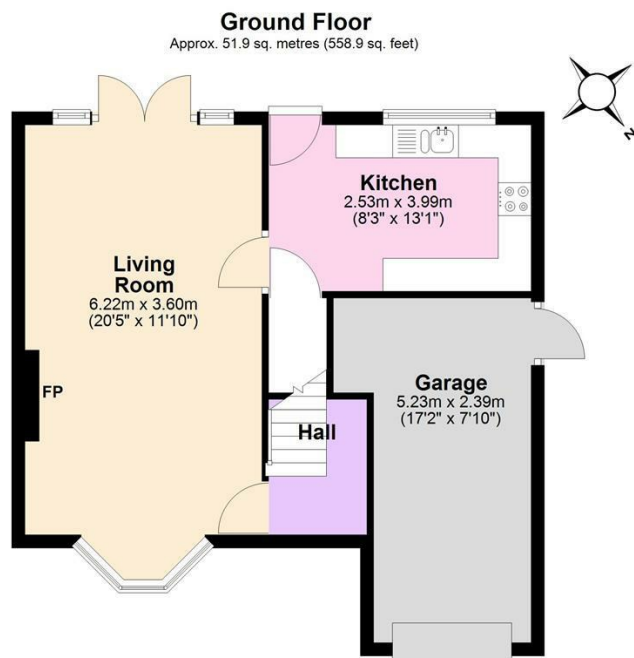
Council Tax Band: D











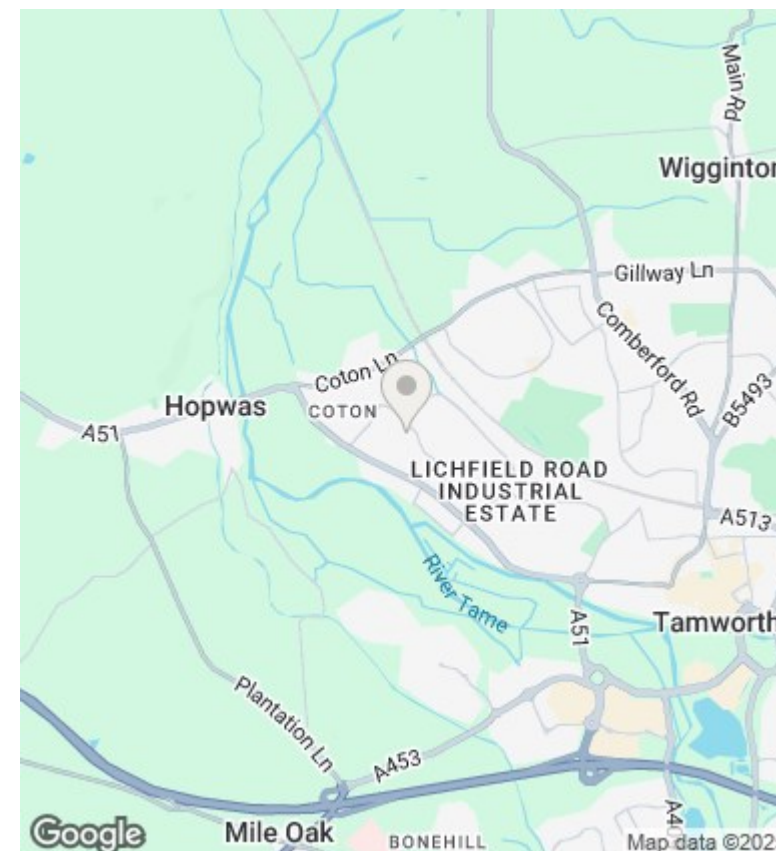
Total area: approx. 99.7 sq. metres (1073.4 sq. feet)

## Viewings

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

## Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC