

# ROYSTON & LUND



## Littlecote, Tamworth

Guide Price £230,000

- FREEHOLD UPON COMPLETION
- Kitchen
- Driveway Leading To Garage
- EPC Rating C
- Lounge/Dining Room
- Bathroom
- No Chain
- Two Bedrooms
- Rear Garden
- Council Tax Band C

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

[tamworthenquiries@royston-lund.co.uk](mailto:tamworthenquiries@royston-lund.co.uk)  
[www.royston-lund.co.uk](http://www.royston-lund.co.uk)

## 8 Littlecote, Tamworth B79 7UJ

\*NO CHAIN\*

Royston and Lund are pleased to offer this detached bungalow situated in Tamworth. It is situated within a quiet cul-de-sac and is close by to amenities. It is ideal for people who are looking to downsize to single storey living. The property will be freehold upon completion.

Upon entering the property via the side door you are greeted by the kitchen which includes a range of units. The lounge/dining room is a nicely-sized room with a front facing bay window providing natural light throughout. The two bedrooms are well proportioned and are complemented by a bathroom with a three piece white suite including a bath, WC and a wash basin.

Outside, there is an enclosed rear garden which includes shrubs, lawn and patio area. To the right hand side there is a driveway which leads to a garage.



Council Tax Band: C



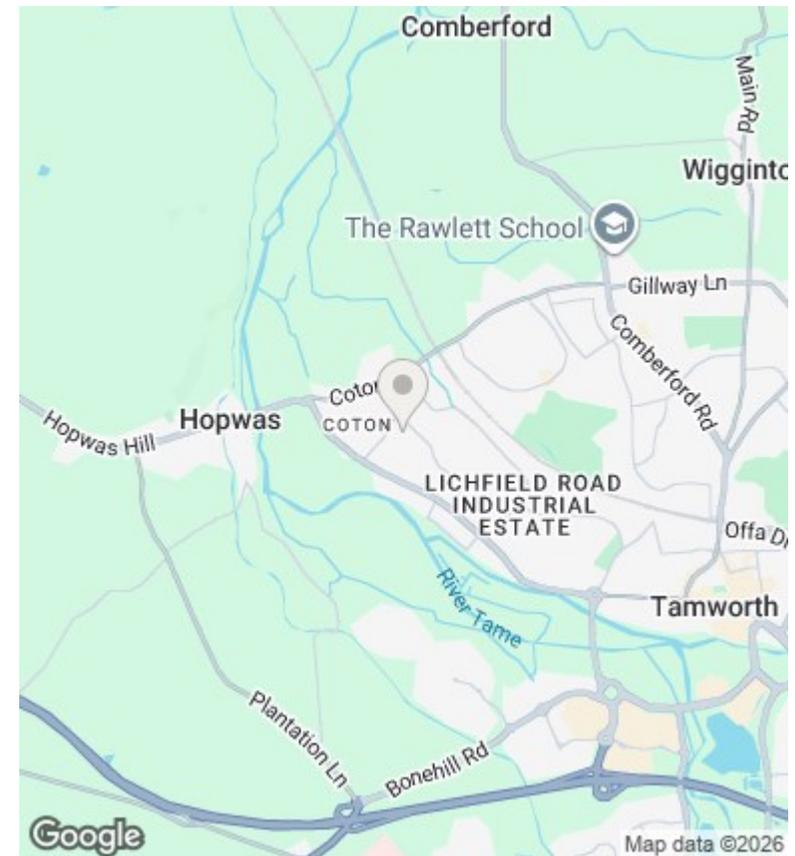




Approximate Floor Area  
676 sq. ft.  
(62.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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>			87
(69-80) <b>C</b>		69	
(55-68) <b>D</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	