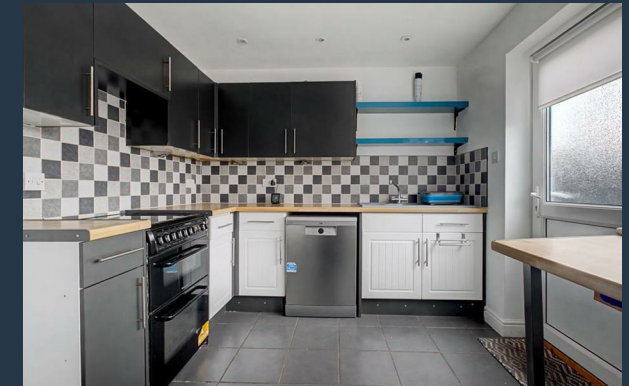


ROYSTON & LUND



Newstead, Riverside, Tamworth

Offers In The Region Of £234,950

- Semi-Detached Home in Sought After Location
- Two Bedrooms
- Shared Access Driveway
- Council Tax Band B - EPC Rating C
- Lounge to Front
- Family Bathroom
- No Upward Chain
- Breakfast/Kitchen with Access to Rear Garden
- Front and Rear Gardens
- Freehold

1 Victoria Road, Tamworth, Staffordshire, B79 7HL
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tamworthenquiries@royston-lund.co.uk
www.royston-lund.co.uk

47 Newstead, Tamworth B79 7UU

Royston & Lund are delighted to present this semi-detached home, situated in the popular Riverside area on the highly sought-after north side of Tamworth.

The property opens into a welcoming lounge featuring a bow window to the front elevation and open-plan stairs rising to the first floor. To the rear, the breakfast kitchen provides ample space for dining and offers direct access to the enclosed rear garden — ideal for both relaxing and entertaining.

Upstairs, the first floor hosts two generously sized bedrooms, with the rear bedroom benefitting from built-in mirrored wardrobes. Completing the accommodation is a modern three-piece family bathroom fitted with a shower over the bath.

Externally, the rear garden is mainly laid to lawn and complemented by a decked area and gated side access.

The home is ideally positioned for convenient access to major transport links including the A5 road and M42 motorway, as well as Tamworth railway station. Tamworth town centre offers a wide range of shops, restaurants and leisure facilities, while Ventura Retail Park is also within easy reach.

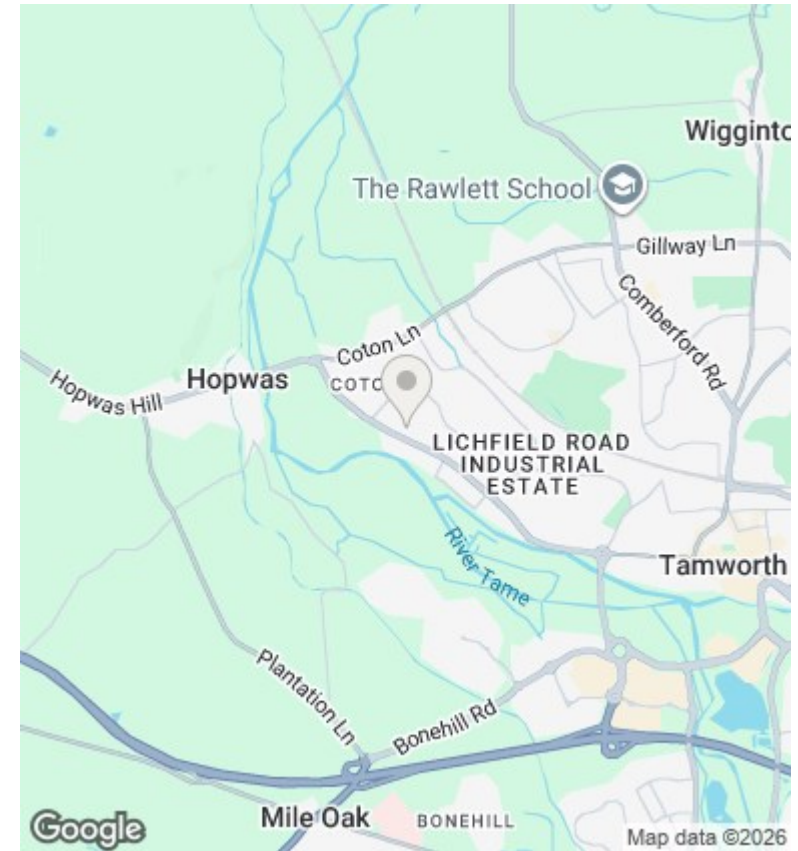
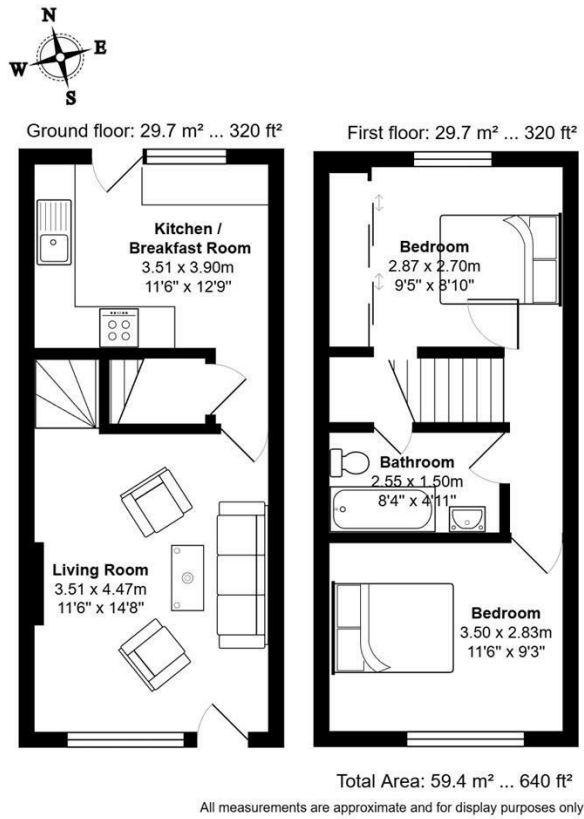
The property falls within the catchment area for several highly regarded schools, including The Rawlett School, Landau Forte Academy QEMS, Coton Green Primary School and Thomas Barnes Primary School.



Council Tax Band: B







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) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	