

ROYSTON & LUND



Austrey Road, Warton, Tamworth

£549,950

- Detached Home with One Bedroom Self Contained Annex
- L Shaped Kitchen/Living Room with Access to the Rear Garden
- Side Storage Area & Ample Parking
- Council Tax Band E - Annex Band A
- Through Lounge Dining Room
- Large Conservatory
- Large Rear Garden
- Ground Floor Shower Room
- Three Bedrooms & Family Bathroom
- EPC Rating B

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58 Austrey Road, Tamworth B79 0HQ

Royston & Lund are pleased to offer this well presented detached home with annex, within the village of Warton, being sold with no upward chain. The property is situated close to local amenities, schools and shops and has good transport links.

In brief the accommodation to the ground floor comprises of a through lounge/dining room, L-shaped kitchen living area, ground floor shower room and a large rear conservatory. To the first floor are three bedrooms and a family bathroom. The rear of the property enjoys a large well kept garden with stepped patio area.

The versatile one bedroom self contained annex could be used for parents or older children or as a home office.



Council Tax Band: E

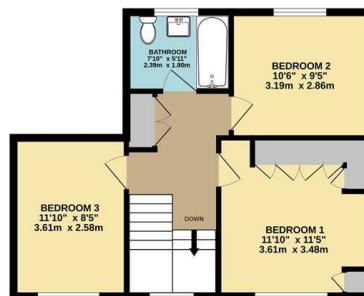
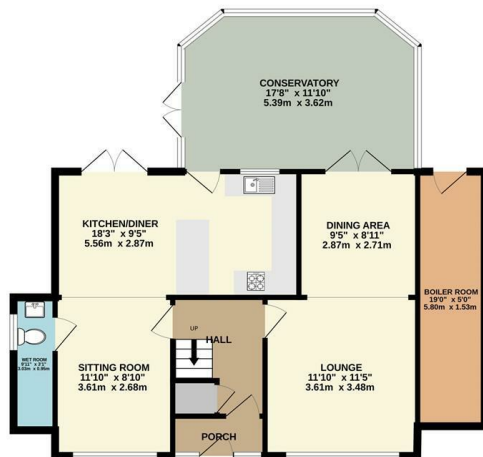
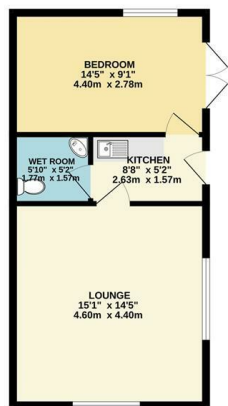




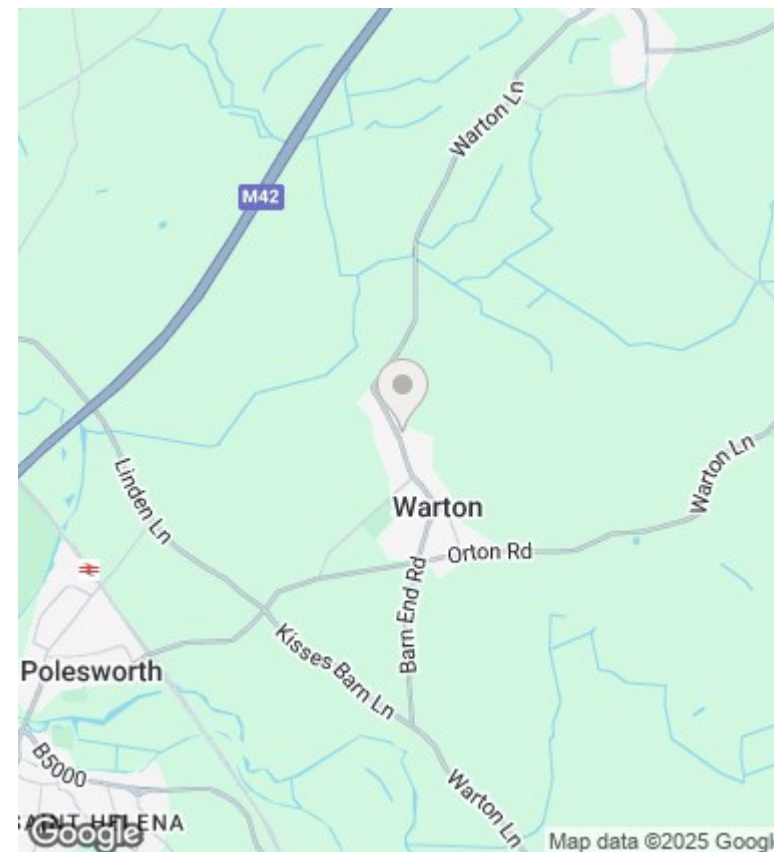
ANNEX
424 sq.ft. (39.4 sq.m.) approx.

GROUND FLOOR
904 sq.ft. (84.0 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	91	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	