

# ROYSTON & LUND



## Quarry Hill, Wilnecote, Tamworth

Offers In Excess Of £450,000

- Offers in Excess of: £450,000
- Double Living Room with Feature Fireplace
- Popular Location of Wilnecote, Tamworth
- Freehold
- Stunning Three Bedroom Family Home
- Lounge/Dining Room with Secondary Fireplace
- Close to Numerous Amenities
- Ground Floor Shower Room
- Multiple Patio & Lawn Garden with Stream-Fed Pond
- Council Tax: D // EPC TBC

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

tamworthenquiries@royston-lund.co.uk  
www.royston-lund.co.uk

## 83 Quarry Hill, Tamworth B77 5BW

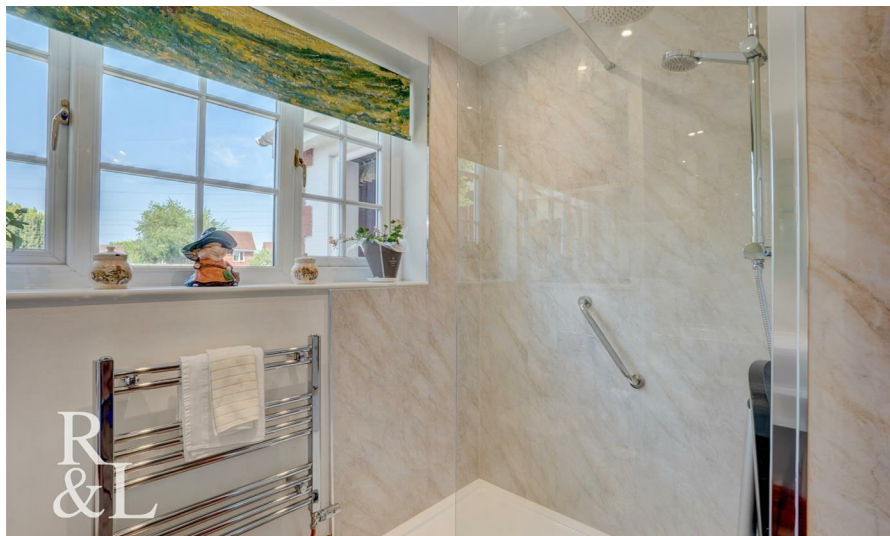
Occupying a generous plot behind electric gates, this attractive three-bedroom detached family home offers an exceptional combination of space, character and privacy. Beautifully maintained throughout, the property boasts a substantial driveway providing off-road parking for numerous vehicles, an attached single garage and a stunning, mature rear garden complete with a stream-fed pond, summer house and multiple seating areas, creating a wonderful setting for both family life and outdoor entertaining.

The property is entered via a bright enclosed porch leading into a welcoming entrance hall. To the front of the home is an impressive dual-aspect living room, where exposed timber beams and a striking brick-built fireplace create a warm and inviting atmosphere. Double doors open through to the spacious lounge and dining room at the rear, a superb entertaining space with a second feature brick fireplace and French doors opening directly onto the patio and beautifully landscaped garden beyond. The contemporary kitchen has been tastefully updated with a range of stylish shaker-style units, quality work surfaces and ample storage, while a recently fitted ground floor shower room with a space-saving pocket door adds modern convenience.

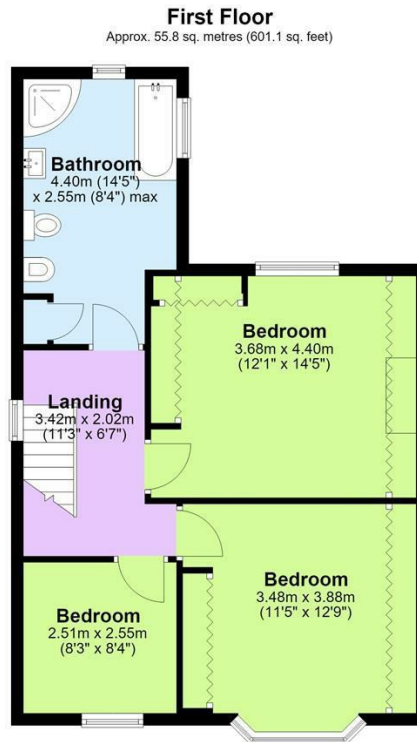
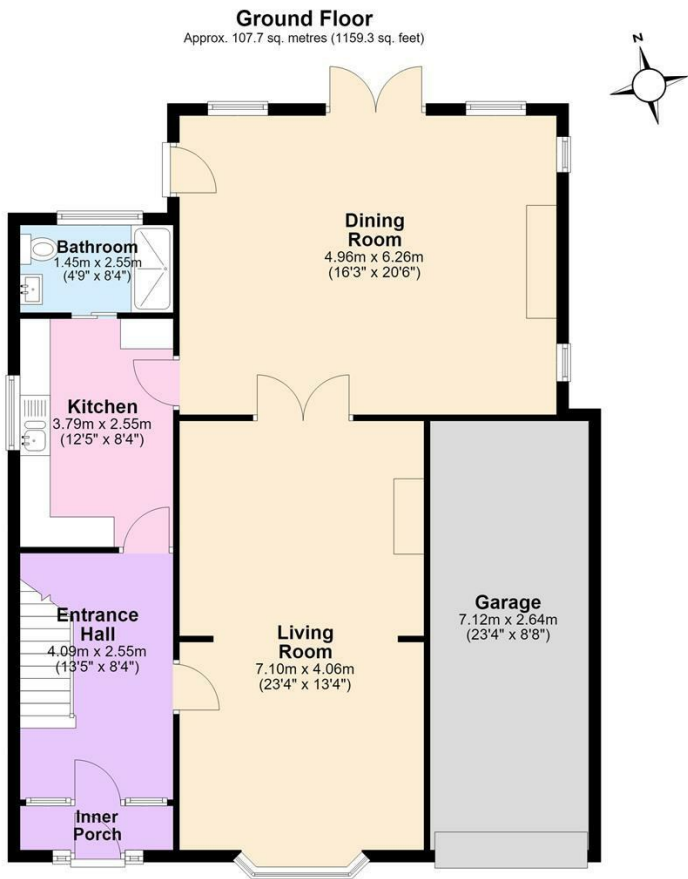
To the first floor, the property offers three well-proportioned bedrooms, with both of the generous double bedrooms benefitting from extensive fitted wardrobes and built-in furniture. The family bathroom is exceptionally spacious and features both a separate shower enclosure and a bath, providing practicality for busy family living.



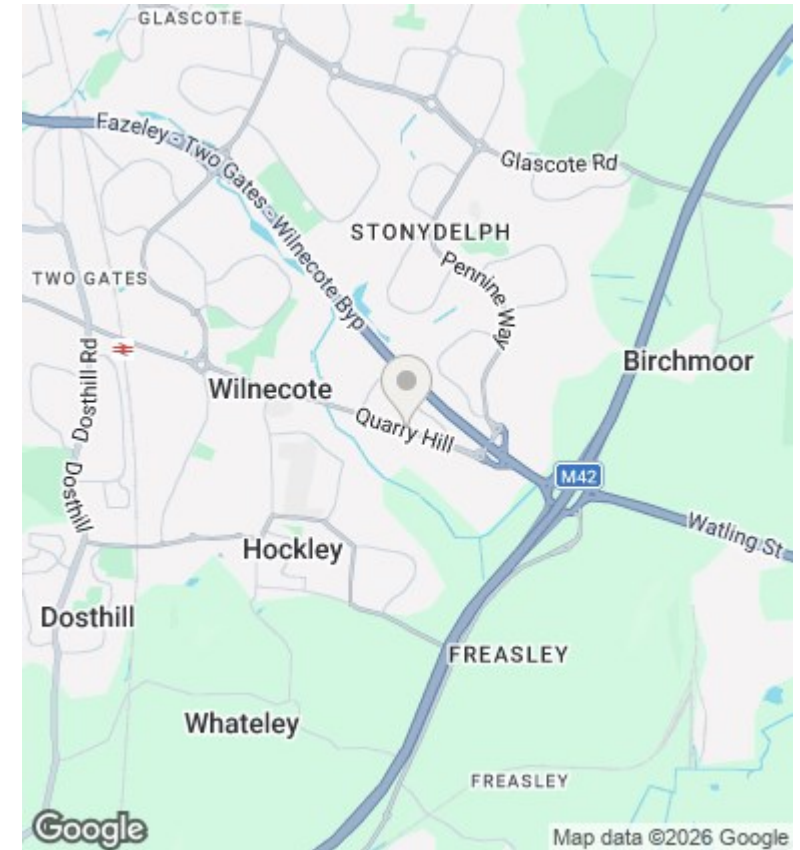
Council Tax Band: D







Total area: approx. 163.5 sq. metres (1760.4 sq. feet)



## Viewings

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

## Council Tax Band

D

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>		
(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	