

ROYSTON & LUND



Shakespeare Close, Tamworth

£170,000

- Mid Terrace Town House
- Two Bedrooms
- Off Road Parking to Front
- EPC Rating E
- Lounge
- Family Bathroom
- Electric Heating
- Kitchen
- Rear Garden
- Council Tax Band B

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11 Shakespeare Close, Tamworth B79 8DJ

This well-presented two-bedroom terraced home offers a perfect blend of comfort, style, and practicality—ideal for first-time buyers, downsizers, or investors.

Step into a welcoming ample-sized lounge, featuring under-stairs storage that maximizes space without compromising the room's openness. The lounge flows naturally into a modern kitchen diner, complete with soft-closing units that provide a sleek, contemporary feel. This bright and functional space opens out to the rear garden, making it perfect for indoor-outdoor living.

The garden itself is a lovely retreat, boasting a stone rockery feature that adds character and low-maintenance charm.

Upstairs, the main bedroom benefits from generous built-in storage, offering plenty of room to stay organised and clutter-free. The second bedroom is equally well-appointed, with fitted wardrobes making excellent use of space. The shower room continues the home's high standard of finish, featuring units that beautifully mirror the kitchen design, creating a cohesive and modern aesthetic

The location is within easy reach of Tamworth town centre and offered with no upward chain. The property is ideally suited for a first time purchase or investor, combining smart design with stylish living, making it a truly move-in ready home in a convenient and welcoming setting.

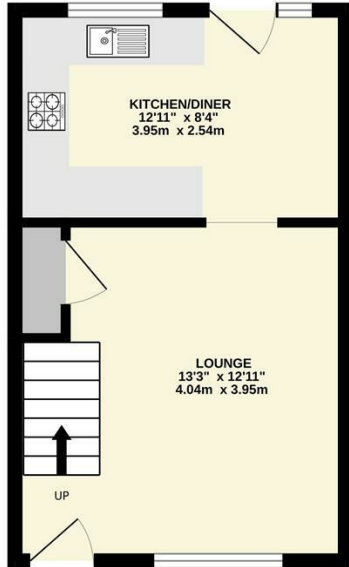


Council Tax Band: B

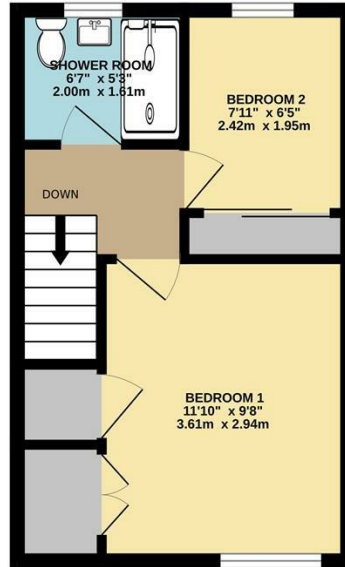




GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 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

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 