ROYSTON & LUND

Colbrook, Tamworth

£269,950

- Three Bedroom Semi-Detached
- Kitchen with Included Rangemaster Cooker / American Style Fridge / Dishwasher
- Dedicated Dressing Room / Potential Fourth Bedroom
- Freehold / EPC Rating - C / Council Tax Band - C
- Ample Open-Plan Style Living Room
- Ground Floor WC
- Driveway Able To Accommodate Mulitple Vehicles
- Dining Room
- First Floor Bathroom & En-Suite Shower Room
- Low-Maintainance South-West Facing Garden

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

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

21 Colbrook, Tamworth B77 2LH

This well-presented three-bedroom semi-detached home is entered via an inviting entrance hall featuring tongue-and-groove wooden flooring, which continues through the dining area and spacious open-plan living room. The living room benefits from a feature fireplace and enjoys a bright, airy feel thanks to double-glazed doors opening into the dining area, here both the living room and dining area are fitted with double French doors leading out to the garden, allowing an abundance of natural light to flow throughout the space.

To the front of the property, the kitchen is well equipped with a Rangemaster cooker, American-style fridge-freezer and dishwasher, all included in the sale. The kitchen offers generous cabinetry and worktop space, ideal for modern family living. A ground-floor WC with plumbing for a washing machine, along with useful under-stairs storage, completes the ground floor.

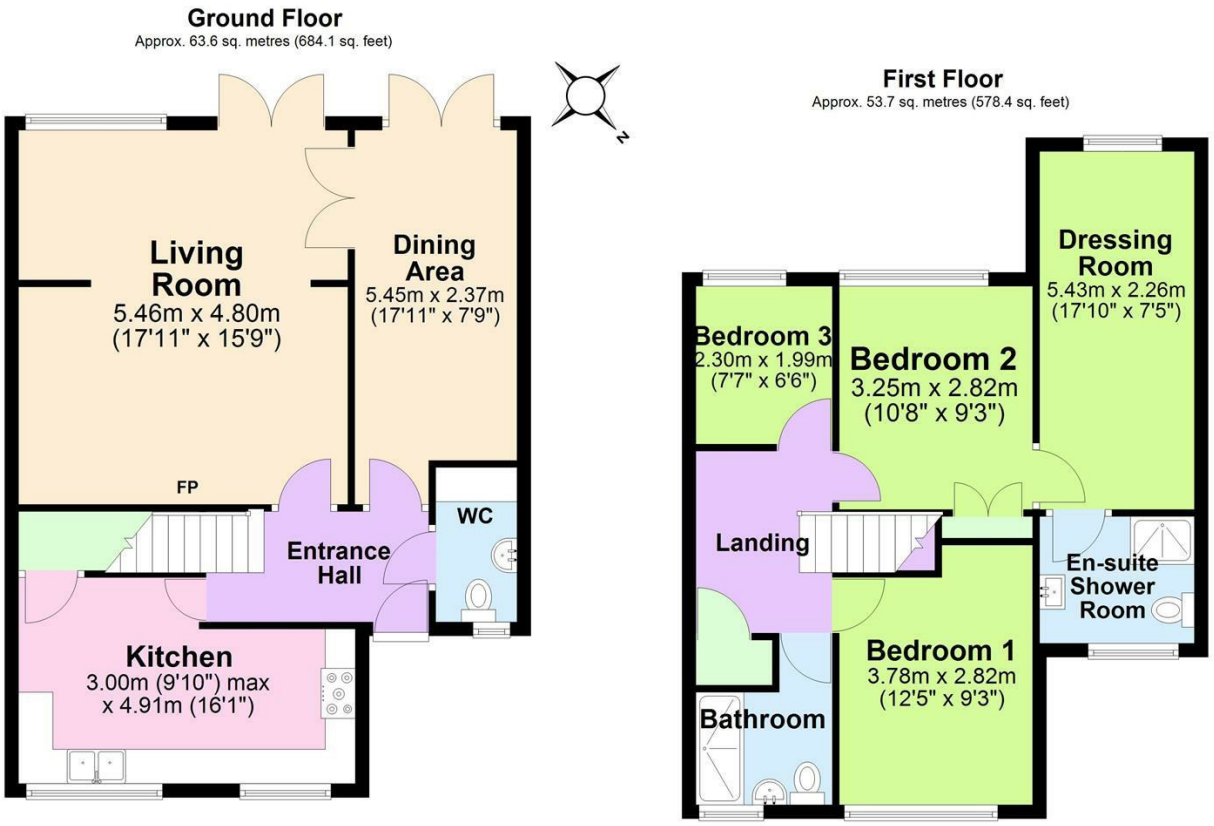
Upstairs, there are two well-proportioned double bedrooms and a single bedroom. One of the double bedrooms benefits from a connecting dressing room, which could easily be utilised as a fourth bedroom or home office if required, and an adjoining en-suite shower room. A family bathroom completes the first floor.

Externally, the rear south-west facing garden is designed for low maintenance, featuring slabbing, astroturf, and a raised decking area, perfect for outdoor entertaining. To the front of the property, there is off-road parking for multiple vehicles.

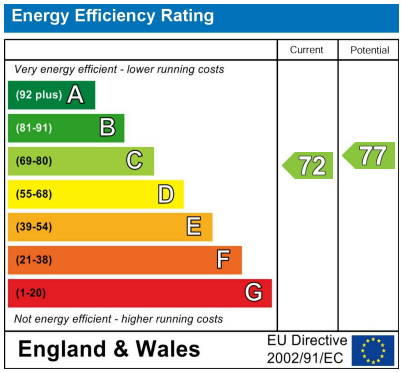
This property is conveniently located close to local shops, supermarkets, cafés and takeaways. The area is served by well-regarded schools including St Gabriel's Catholic Primary School and The Wilnecote School. Wilnecote railway station, regular bus routes and easy access to major road links make this an ideal location for commuters, with Tamworth town centre just a short journey away.

3 2 1 C

Council Tax Band: C



Total area: approx. 117.3 sq. metres (1262.5 sq. feet)



Viewings

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

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C

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