

ROYSTON & LUND



Coventry Road, Kingsbury, Tamworth

£525,000

- Five Bedroom Detached
- Integrated Units / Induction Hob / Sky Lantern
- Porch / Utility / French Doors
- Council Tax Band - F
- Three Floors
- Two Bathrooms & Ensuite
- Attached Garage / Off-Road Parking
- Extensive Kitchen-Diner
- 10 Year ABC Warranty
- EPC Rating - B

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Royston & Lund are delighted to present this brand-new five-bedroom detached, a beautifully designed modern home offering spacious living across three levels, with stylish interiors and thoughtful details throughout.

As you enter through the front door and porch, straight ahead of the hallway, you have space perfect for a home gym, office, or playroom. You'll also find a modern bathroom and a practical utility room. Just to the left, there's direct internal access to the attached garage.

Up on the first floor, the heart of the home unfolds in the form of an extensive kitchen diner. This impressive space features contemporary integrated units, including an induction hob, and offers plenty of room for cooking, dining, and entertaining. Natural light floods in through bifold doors and a sky lantern, creating a bright and airy atmosphere. Step through the doors to discover a private garden, where steps lead up to a turfed area, perfect for relaxing, entertaining, or family play.

At the front of the first floor, the elegant living room offers a calm retreat, complete with French doors for fresh air and access to a Juliet balcony. Just off the living area is the first bedroom, which could also serve as a home office or guest room.

The top floor houses the main bedroom, a peaceful sanctuary with its own en-suite bathroom. This level also features three further well-proportioned bedrooms and a stylish family bathroom, providing ample space for a growing family or hosting guests.

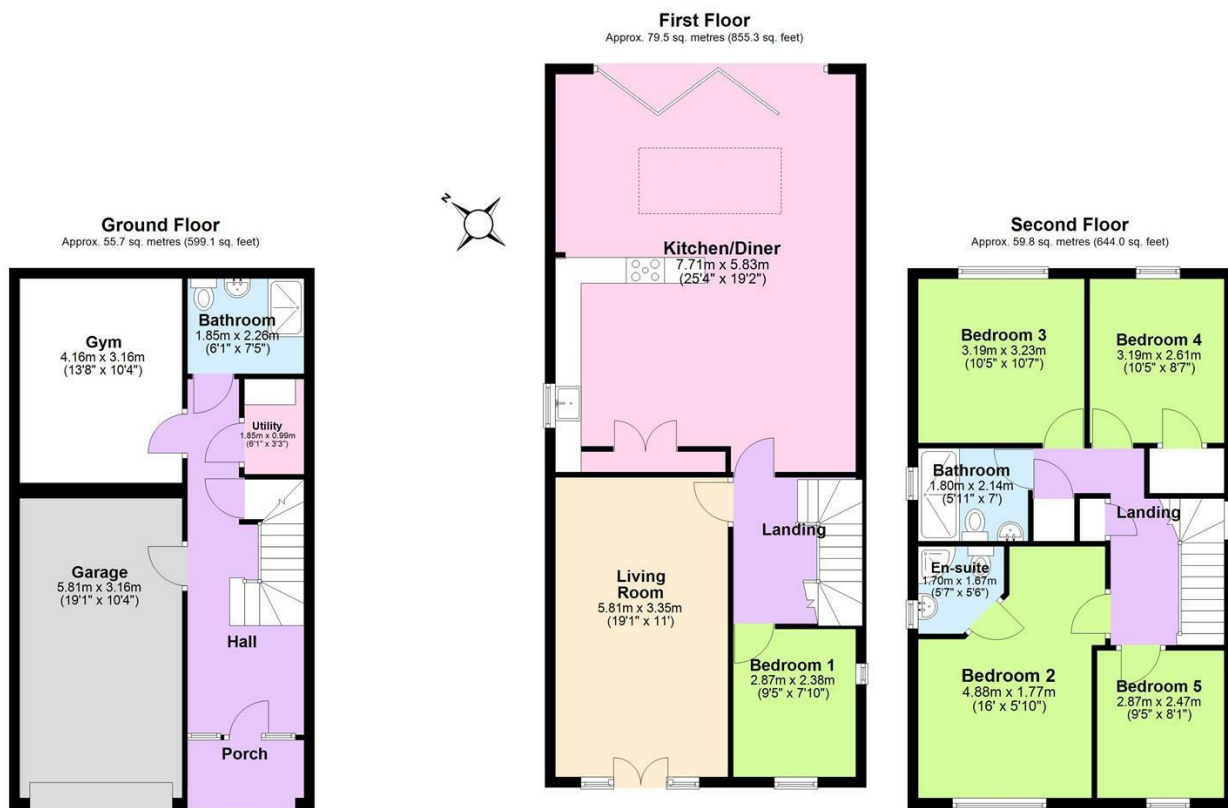
To the front of the home, enjoy beautiful views over Bodymoor Heath Water. The property also benefits from off-road parking, completing the package for convenient and comfortable living.



Council Tax Band: F







Total area: approx. 194.9 sq. metres (2098.4 sq. feet)



Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	