

# ROYSTON & LUND



## Coleshill Road, Fazeley, Tamworth

Price Guide £599,950

- VERY SPACIOUS TRADITIONAL DETACHED
- SUPERB 23FT X 12FT CONSERVATORY
- SPACIOUS STUDY
- NO UPWARD CHAIN
- FOUR DOUBLE BEDROOMS
- GOOD SIZE BREAKFAST/KITCHEN
- SIDE GARAGE
- TWO FINE RECEPTIONS
- UTILITY WITH ADJOINING WET ROOM
- SET IN APPROXIMATELY THIRD OF AN ACRE OF MATURE WELL TENDED GROUNDS

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# Manor House Coleshill Road, Tamworth B78 3SA

This spacious individual double fronted property occupies a pleasant position on the Coleshill Road at the edge of Fazeley village almost immediately adjacent to the entrance to Drayton Manor Park. All the usual amenities are within comfortable reach with good local shopping facilities in Fazeley Village and more comprehensive amenities in Tamworth town centre and Ventura Retail Park.

The house stand well back from the roadway behind a foregarden which has been mostly tarmacadam paved to provide ample off road parking for six or seven cars, having tall front boundary wall and shrub and flower stocked borders.



Council Tax Band: G











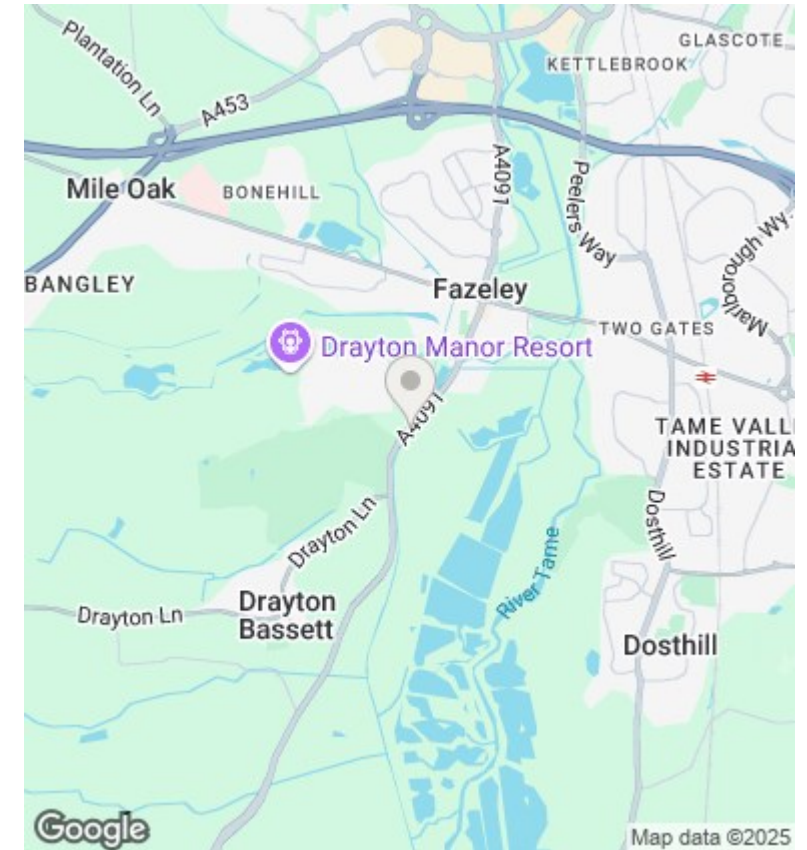
Total area: approx. 221.3 sq. metres (2381.8 sq. feet)

## Viewings

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

## Council Tax Band

G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		