

ROYSTON & LUND



Aldridge Close, Birchmoor, Tamworth

Price £138,000

- MODERN TOWN HOUSE
- FIRST FLOOR BATHROOM
- FREEHOLD
- FULL WIDTH LOUNGE/DINER
- ELECTRIC HEATING & DOUBLE GLAZING
- Ground service charge of £850 per year
- SEPARATE KITCHEN
- TWO DESIGNATED PARKING SPACES
- Garden area to the front, no rear garden

29 Aldridge Close, Tamworth B78 1AX

This pleasing economical modern town house occupies a pleasant position in this popular cul-de-sac which runs off Birchmoor Road via Dexter Way. All the usual amenities are within reasonable reach in nearby Polesworth village, including good local shops, regular bus services and all grades of school. Tamworth town centre is approximately 3 miles distance

In brief there is a lounge/diner and a separate fitted kitchen, to the first floor there is a well proportioned double bedroom with storage and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin.

Garden area to the front of the property with raised parking space and with an additional parking space at the side, no rear garden.



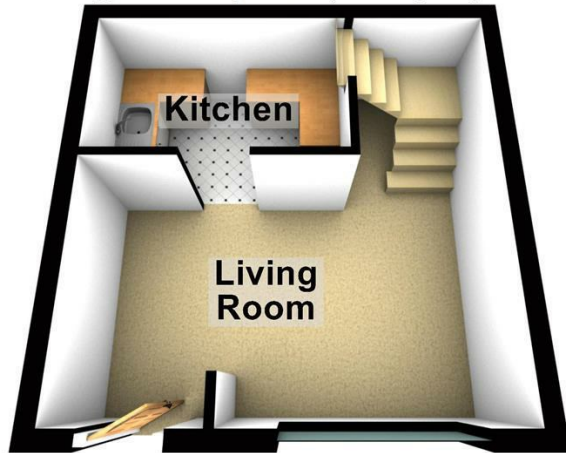
Council Tax Band: B





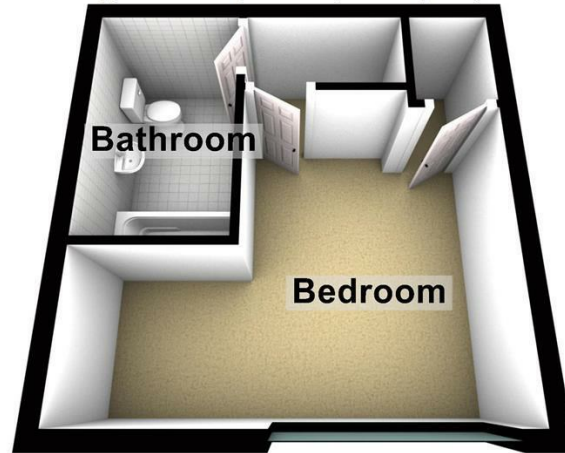
Ground Floor

Approx. 20.9 sq. metres (224.9 sq. feet)



First Floor

Approx. 20.9 sq. metres (224.9 sq. feet)



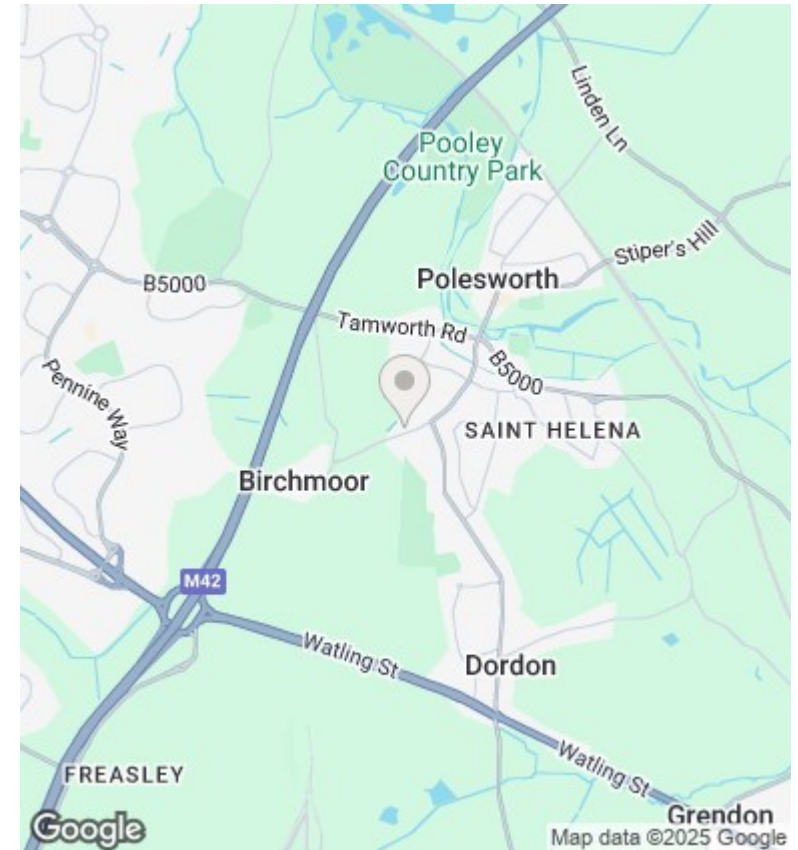
Total area: approx. 41.8 sq. metres (449.9 sq. feet)

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		98
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC