

# ROYSTON & LUND



## Sherbrooke Avenue, Wilnecote, Tamworth

Offers Over £269,995

- Three/Four Bedroom Semi-Detached
- Kitchen Induction Hob
- Attached Garage
- Council Tax Band - B
- Ample Size Living/Dining Room
- Both Floors Bathroom
- Off-Road Parking
- Separate Office Space (could be used as fourth bedroom)
- Considerable Garden Space
- EPC Rating - C

# 9 Sherbrooke Avenue, Tamworth B77 5EJ

Royston & Lund are delighted to present this charming three/four bedroom semi-detached home, offering bright, versatile spacious living, blending practicality with comfort and style.

Upon entering, you're greeted by a light-filled office space (could be used as fourth bedroom) featuring a large pane glass window that allows natural light to pour in, creating a warm and inviting space. To the right, the ample-sized living/dining room benefits from sliding patio doors that open directly onto the garden, seamlessly connecting indoor and outdoor living. The kitchen adjoins the dining area, fitted with an induction hob and offering side access to the garden, making it ideal for both daily convenience and entertaining.

Also on the ground floor is a modern bathroom, well placed for guests or practical family use.

Upstairs, all three bedrooms continue the theme of brightness, thanks to large pane glass windows. The second bedroom in particular enjoys extended views, elevated above surrounding rooftops due to the property's raised position. A second bathroom on this floor features a shower bath.

A connecting garage adds to the property's functionality, with valuable overhead space, ideal for storage, a workshop area, or future conversion potential.

Outside, the rear garden is beautifully arranged, combining slabbed patio and well-kept turf, divided by timber-bordered sleepers. The boundaries are lined with mature shrubs and vibrant flowers, offering privacy and a pleasant outlook year-round.

This property is well positioned for everyday convenience. Wilnecote train station is less than a mile away. Several local bus routes also serve the area, making travel around Tamworth straightforward. Schools include Wilnecote Junior Academy and The Wilnecote School, both within walking distance.

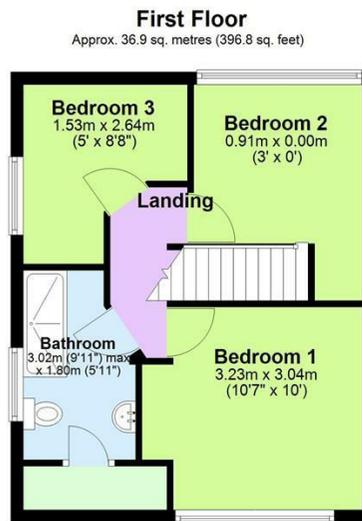
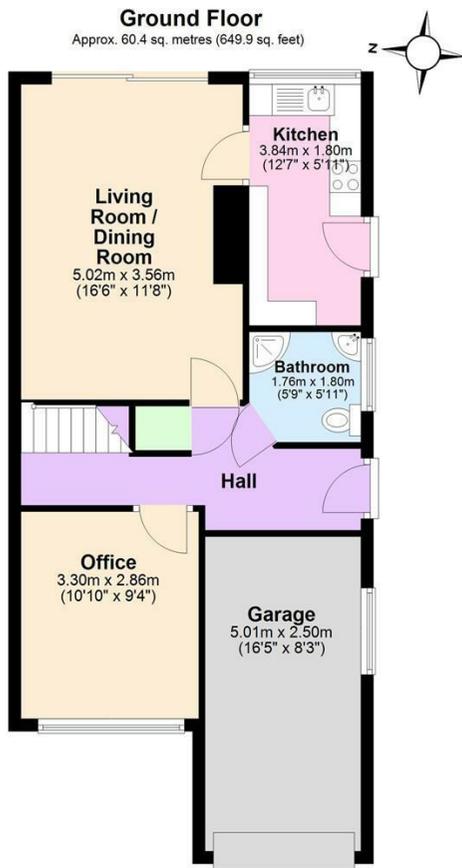
With reliable broadband coverage and a friendly, community-oriented atmosphere, This property makes for a practical and pleasant place to live for families and commuters alike



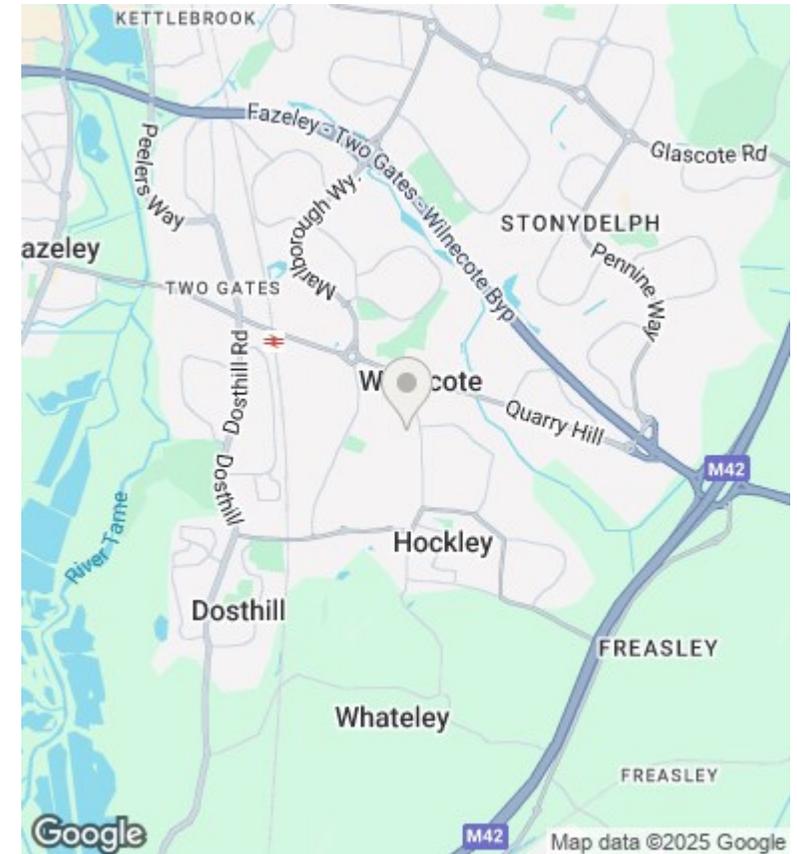
Council Tax Band: B







Total area: approx. 97.2 sq. metres (1046.7 sq. feet)



## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	