

ROYSTON & LUND



Upper Gungate, Tamworth

Offers In The Region Of £450,000

- Stunning Period Home
- Four Bedrooms
- Generous Garden To The Rear
- Potential To Add Value
- EPC Rating F
- Stained Glass Windows
- Driveway and Garage
- No Upward Chain
- Freehold
- Council Tax Band E

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101 Upper Gungate, Tamworth B79 8AX

Royston & Lund are pleased to bring to the market this stunning four bedroom detached period home in Tamworth. Set back from the road with ample off street parking and a stunning garden to the rear. This home offers a buyer potential to add value and maintains many of it's wonderful original features such as the beautiful stained glass windows. Located opposite Landau Forte Academy Tamworth Sixth Form and with fantastic transport links for the M42 and central Tamworth.

Entering into the hallway there is access to all three reception rooms and stairs to the first floor. The lounge has a bay to the front and side, while the dining room has a bay to the rear and to the side. From the breakfast room there is access through to the kitchen that has a pantry and also allows access into the rear where there is an external WC and a boiler cupboard.

To the first floor there are four well proportioned bedrooms and a bathroom consisting of a bath with shower overhead, wash basin and a separate WC. To the front of the property there is a generous driveway large enough for several vehicles and a single integral garage with secure gated access downs the side. Towards the rear of the property there is a long landscaped garden with a patio area, lawn, mature shrubs and fenced boundaries.

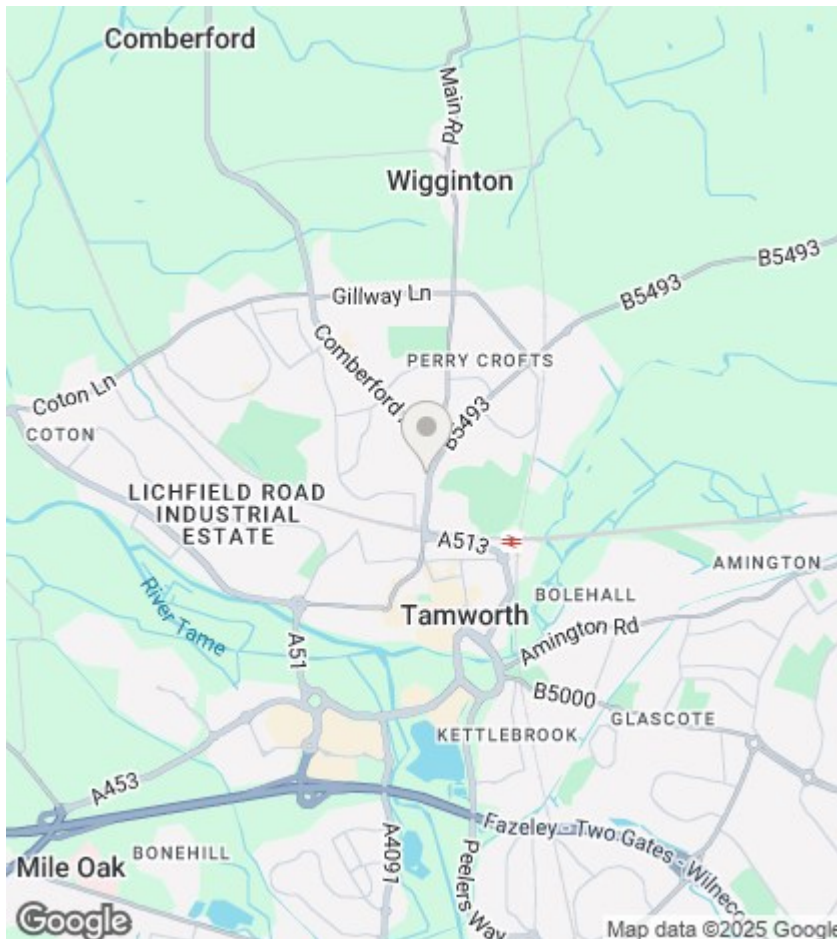


Council Tax Band: E



EPC

Please note that due to recent changes in the Government legislation laws any residential properties that have an EPC rating lower than a D will not legally be allowed to let from 2025 onwards. If you are purchasing a property as a buy-to-let investment that does have a current rating of a D, then please bear in mind the correct improvement/changes to the property will be compulsory from 2025.



Directions

Viewings

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

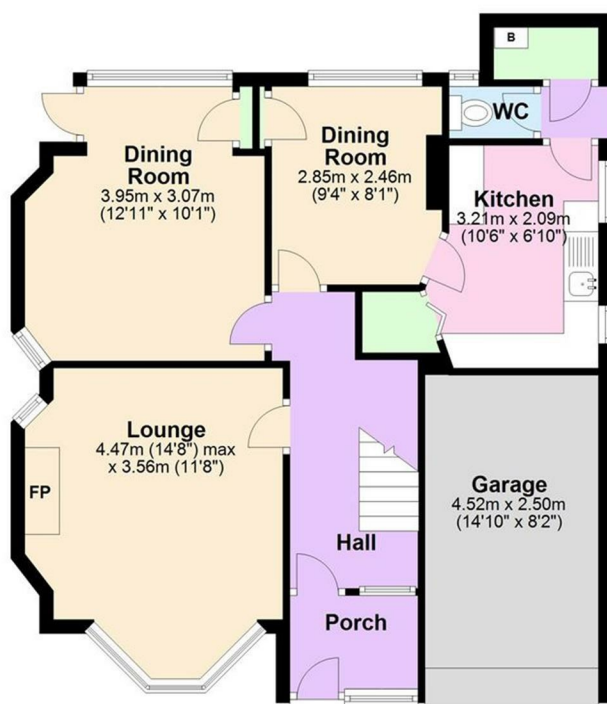
EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		35
(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 	

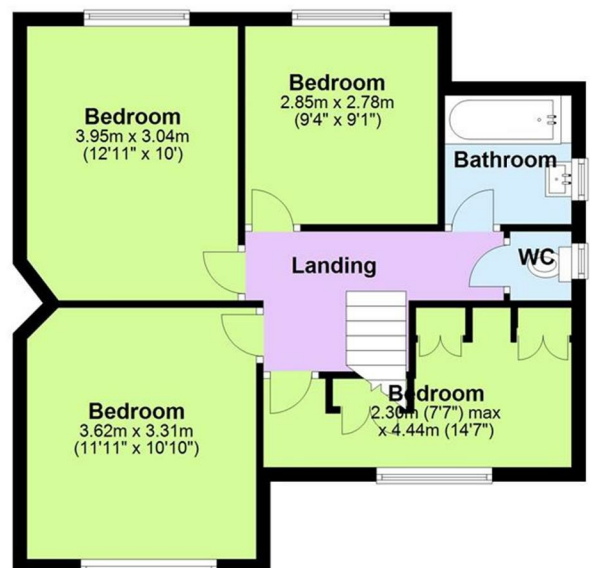
Ground Floor

Approx. 67.6 sq. metres (727.8 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.6 sq. feet)



Total area: approx. 119.6 sq. metres (1287.4 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such.