



Sunbeam, Tamworth

Price £295,000

- Five Bedroom Semi-Detached
- Ample Size Living Room
- Bay Windows
- Council Tax Band - B
- Open-plan Kitchen Diner
- Luxurious Bathroom
- South-Facing Garden
- Integrated Appliances
- Off-Road Parking
- EPC Rating - C

42 Sunbeam, Tamworth B77 2RR

Royston & Lund are delighted to present this beautifully presented five-bedroom semi-detached home, perfect for modern family living and entertaining.

Upon entering, you're greeted by a bright and inviting hallway. To the right, step into the heart of the home – a stunning open-plan kitchen and dining area. This space combines style and functionality, featuring sleek neutral cabinets, rustic walnut worktops, and a central island with an integrated dishwasher. A range cooker and other integrated appliances make this kitchen ideal for the culinary enthusiast. Fitted blinds and spotlights add the finishing touches to this thoughtfully designed area. The kitchen and bathroom also benefit from electric underfloor heating.

To the left of the hallway, you'll find a charming living room, complete with a bay window that fills the space with natural light and a cosy log burner fireplace – perfect for relaxing evenings.

Upstairs, the property offers five versatile bedrooms, ideal for families or those needing extra space for a home office or guest room. The main bedroom benefits from an alcove for wardrobes, maximizing storage. The luxurious family bathroom is fully tiled from floor to ceiling and features an oval freestanding bath alongside a separate walk-in shower, offering a spa-like experience at home.

To the front, the driveway offers off-road parking for up to three vehicles. The rear garden is south-facing, starting with a blend of slabbing and planter railway sleeper steps that lead onto low-maintenance astro turf. Flower beds filled with a variety of plants and blooms create a vibrant and relaxing space.

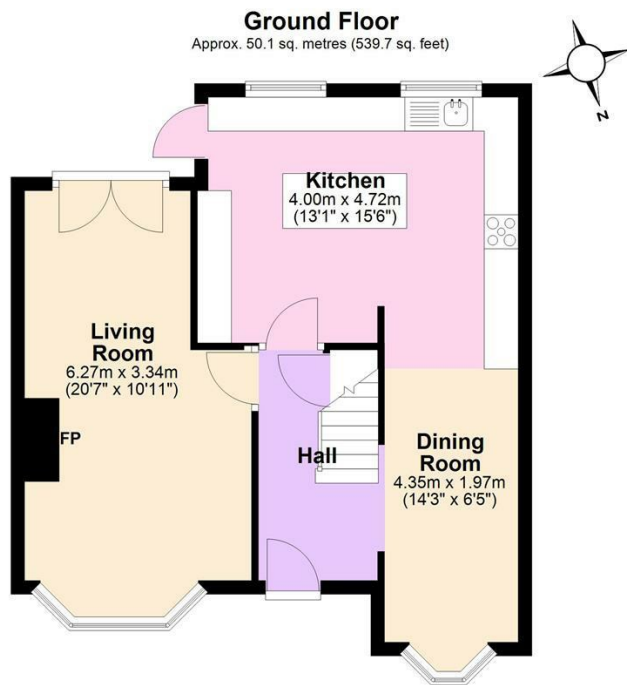
The area offers various amenities including local shops, schools, and healthcare facilities. Residents also enjoy parks, playgrounds, and sports facilities.



Council Tax Band: B







Total area: approx. 101.3 sq. metres (1090.0 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		
(81-91) B		
(69-80) C	74	79
(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	