

# ROYSTON & LUND



## Cornflower Close, Tamworth

£635,000

- Stunning Detached Home on a Private Gated Road
- Separate Lounge/Family Room to the Rear
- Integral Double Garage
- Council Tax Band G - EPC Rating B - Freehold
- Front Lounge with Bay Window
- Five Bedrooms - Two with Ensuite
- Good Sized Garden to Rear
- Large Kitchen with Utility Room and Guests Cloaks off
- Family Bathroom
- Service Charge - £266.40 per annum

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# 11 Cornflower Close, Tamworth B79 0EL

Royston & Lund are delighted to present this stunning five-bedroom detached home, positioned within a highly sought-after modern development on the north side of Tamworth, enjoying picturesque views over open parkland to the front. Tucked away along a private gated road serving just six properties within the desirable Peel Meadow estate, this home offers both exclusivity and convenience.

Upon entering, you are welcomed by a bright and spacious hallway. To the front of the property, the elegant lounge features a beautiful bay window, creating a light-filled and inviting reception space. To the rear, the impressive open-plan kitchen and dining area forms the heart of the home, complete with a central island and bi-fold doors opening out onto the rear garden — perfect for modern family living and entertaining. French doors lead to a separate lounge/family room, offering flexible living accommodation, while a utility room and guest cloakroom complete the ground floor.

To the first floor, there are five well-proportioned bedrooms, two of which benefit from their own en-suite facilities, the master bedroom ensuite having a bath, separate shower cubicle and dual wash basin. The contemporary family bathroom also benefits from a bath as well as a separate shower cubicle.

Externally, the property boasts an integral double garage with ample driveway parking. Side access leads to the enclosed rear garden, which is predominantly laid to lawn and complemented by a patio area and an additional slabbed seating area to the far side — ideal for outdoor dining and relaxation.

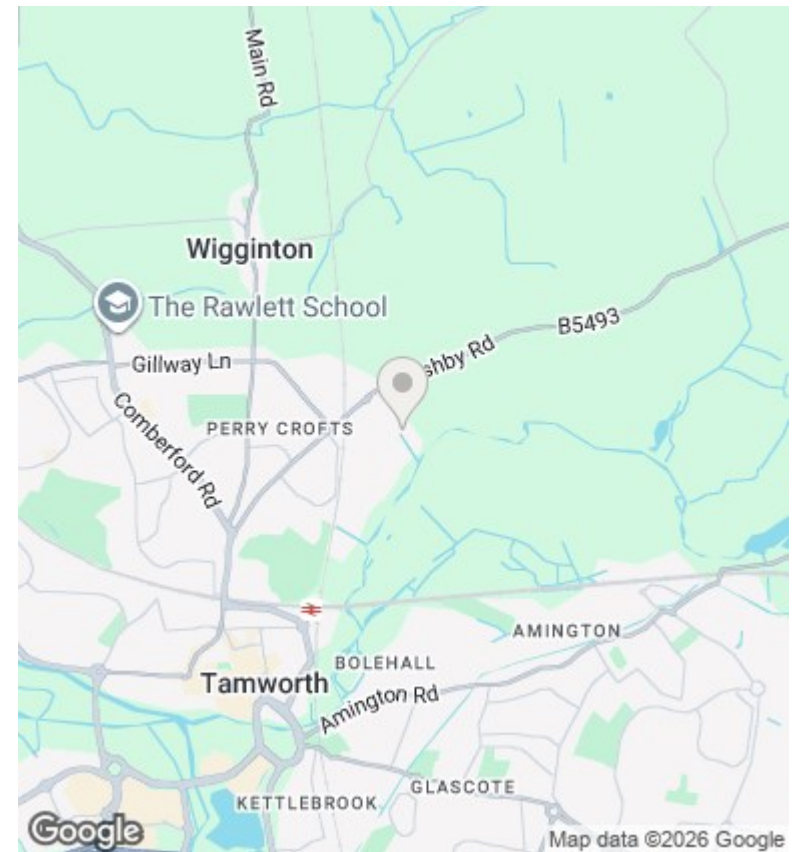
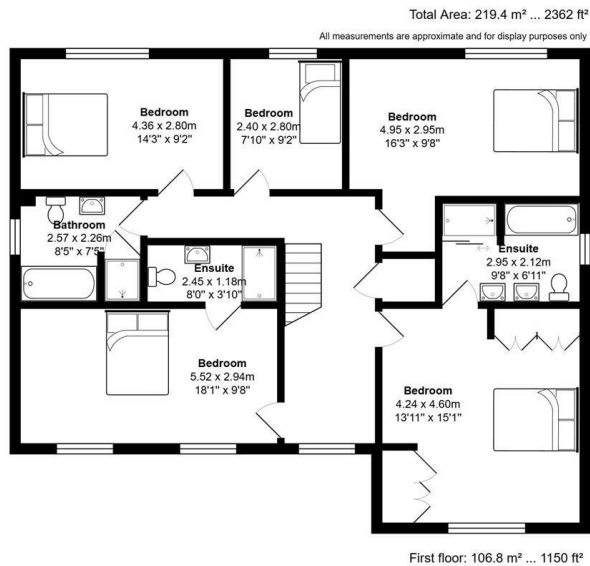
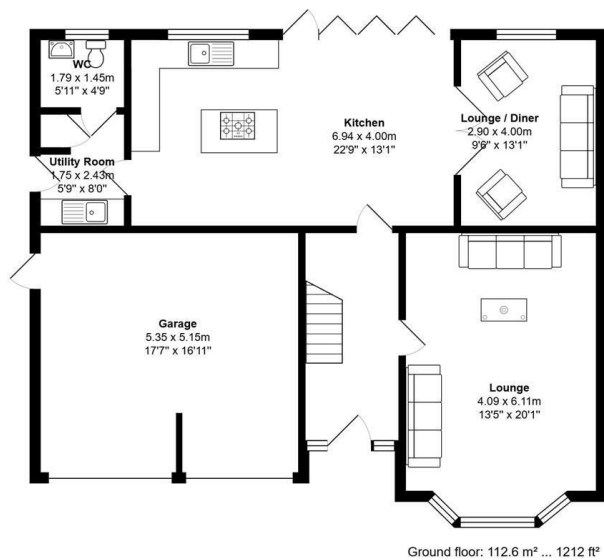
The location is equally impressive, with both primary and secondary schools within easy reach and a Co-Op store just a short walk away. Tamworth town centre and Ventura Retail Park are close by, along with a range of local attractions. For commuters, Tamworth train station is nearby, and there is convenient access to the M42 and A5.



Council Tax Band: G







### 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>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	