

# ROYSTON & LUND



## Masefield Drive, Tamworth

Offers Over £215,000

- Mid Terraced Home
- New Roof
- Freehold
- South Facing Garden
- Close to Numerous Amentities
- New Bathroom fitted 2025
- Council Tax A // EPC D

# 76 Masefield Drive, Tamworth B79 8DD

Royston & Lund are delighted to present this exceptional three-bedroom terraced house, ideally situated in the heart of Tamworth. Offering generous living space, a beautifully landscaped garden complete with a summerhouse, and ready for immediate occupation, this property is ideal for modern family living.

The accommodation begins with a welcoming entrance hallway, providing access to the open-plan living/dining room on the right, the kitchen to the rear, and a staircase leading to the first floor.

The kitchen is well-appointed, featuring ample storage and worktop space, along with appliances including an oven and hob, plus additional built-in storage.

The living/dining room is a bright and inviting open space, filled with natural light and centred around a stunning fireplace. Double doors open out to the rear garden, enhancing the sense of space and indoor-outdoor living.

To the first floor, the landing provides access to all three bedrooms and the family bathroom.

The front-left bedroom is the smallest of the three but benefits from built-in storage and would make an ideal third bedroom, guest room, or home office. The remaining two bedrooms are generously sized. The rear bedroom enjoys pleasant garden views and built-in storage, while the principal front bedroom is slightly larger, offering additional space and storage.

The family bathroom is located off the landing and comprises a bath with a stylish tiled surround, as well as a window providing natural light.

Externally, the property boasts a beautifully landscaped, multi-level garden featuring a tiled patio, pergola (not included in the sale) and summerhouse. This outdoor space is perfect for entertaining family and friends.

For More Information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5199607](https://reports.sprift.com/property-report/?access_report_id=5199607)

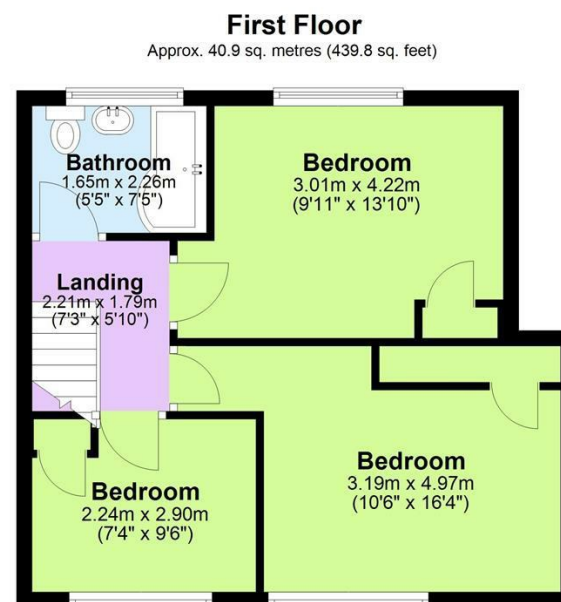
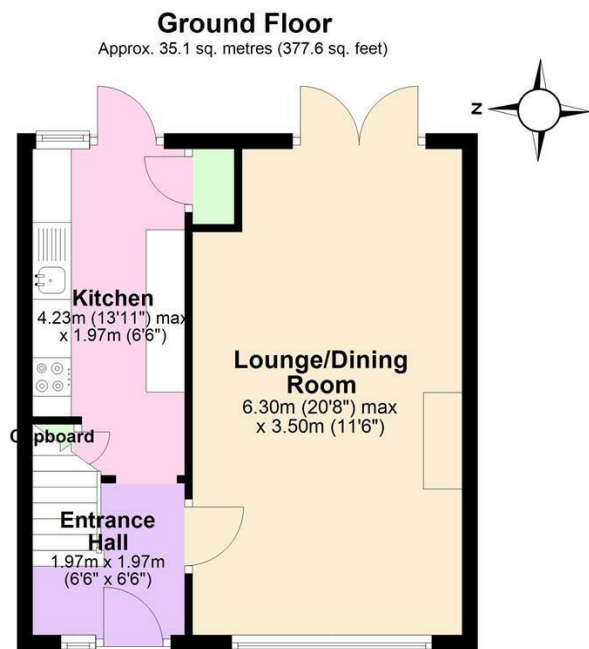
Freehold



Council Tax Band: A







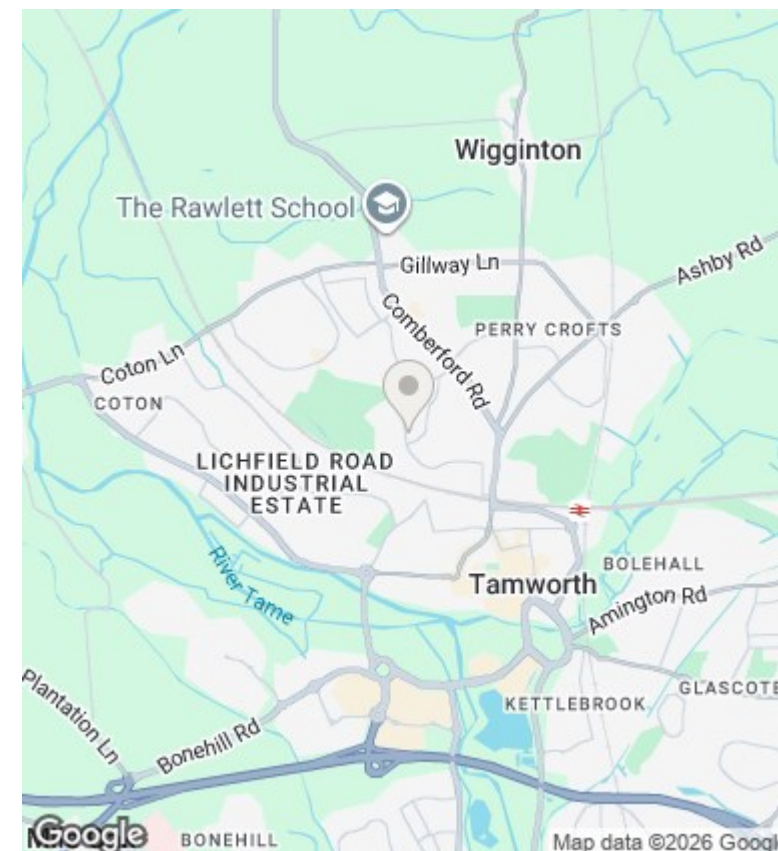
Total area: approx. 75.9 sq. metres (817.4 sq. feet)

## Viewings

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

## Council Tax Band

A



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      | 73        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |