

# ROYSTON & LUND



## Manston View, Tamworth

Price £415,000

- Immaculately Presented Four Bedroom Detached Home
- Spacious Lounge
- Driveway with garage
- EPC Rating B
- Former Show Home
- Downstairs WC
- Located on the popular north side of town
- Modern Kitchen/Diner
- Master bedroom with Ensuite
- Home Hub

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# 12 Manston View, Tamworth B79 8TH

VIEWING ESSENTIAL TO FULLY APPRECIATE THE SIZE AND VERSATILITY OF THE ACCOMMODATION

Royston & Lund are delighted to bring to the market this Immaculately presented four bedroom detached former show home on a highly desirable newly built development off Browns Lane on the north side of Tamworth.

The ground floor consists of a modern generous kitchen/diner with integrated washing machine, dishwasher, fridge/freezer and induction hob/double oven, downstairs WC and spacious lounge with French doors leading to the rear garden, upstairs the property benefits from four bedrooms and family bedroom, Master bedroom with ensuite and fitted wardrobes to both master and second bedroom.

The garden space wraps around the property with block paving and fenced boundaries, driveway to the side with space for three cars and leads to a single garage which could easily be converted into an office.

Tamworth boasts excellent shopping options, from high-street stores in Ventura Retail Park to independent shops in the historic town centre. The town is well-served by leisure facilities, including the Tamworth Snowdome and for those seeking outdoor activities, Tamworth has numerous parks, including the beautiful Castle Grounds

Estate Management Charge of £17.91 per month, total £214.92 per annum.



Council Tax Band: D









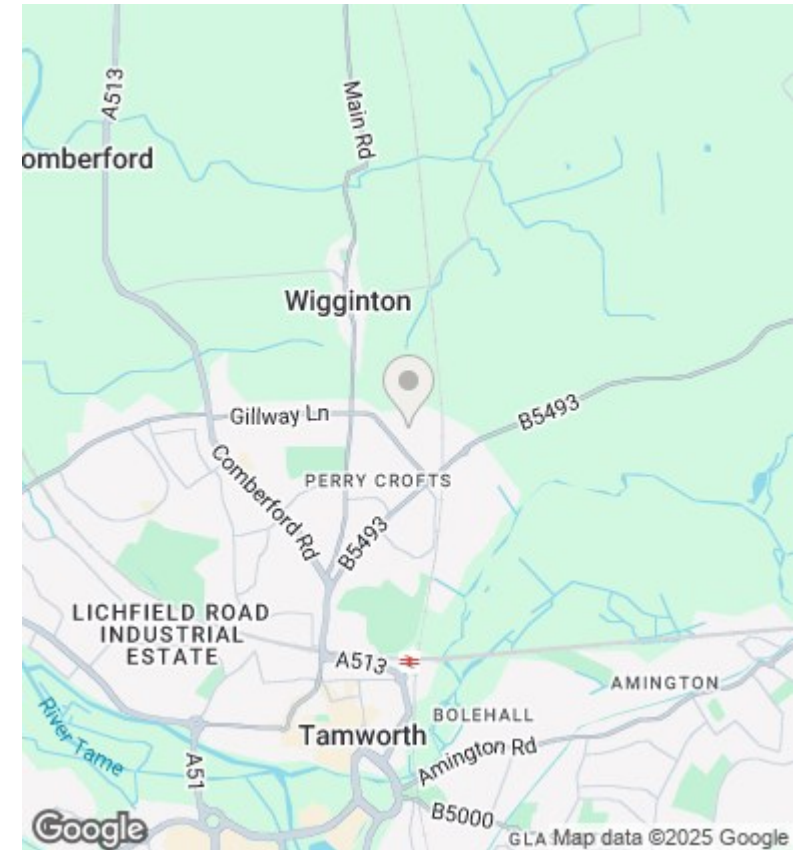
TOTAL FLOOR AREA: 1264 sq.ft. (117.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewings

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

## Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(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	