



## Balfour, Tamworth

Asking Price £199,995

- Three Bedroom Mid-Terrace Home
- Central Location In Tamworth Town Centre
- Ideal First Home Or Buy To Let
- Council Tax Band B
- Potential To Add Value
- Lounge, Dining Space & Conservatory
- Freehold
- Single Garage With Side Store
- Close To Local Amenities
- EPC Rating D

# 9 Balfour, Tamworth B79 7BH

Royston and Lund are delighted to offer to the market this conveniently located three bedroom mid-terrace in the heart of Tamworth Town Centre. The property comes with the added benefits of a generous garage, while only being a short walk from all of the amenities on offer within the nearby vicinity.

Entering into the hallway that benefits from a downstairs WC, there is access into the kitchen and stairs to the first floor. The kitchen has space for a range of freestanding appliances and a doorway leading to the dining area, lounge and conservatory at the rear. To the first floor there are two double bedrooms, (master with fitted wardrobes), one single bedroom and a three piece shower room consisting of a shower, WC and wash basin.

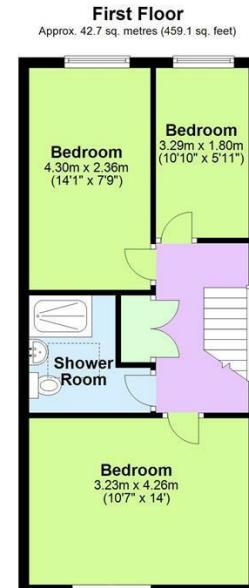
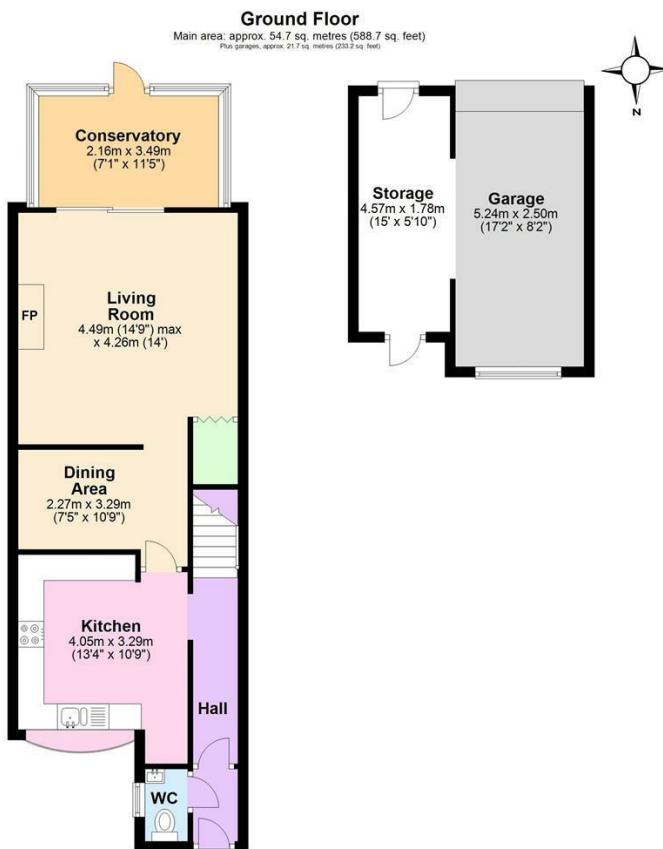
To the rear of the property there is a small enclosed south facing low maintenance garden with steps down to the store room and garage.



Council Tax Band: B



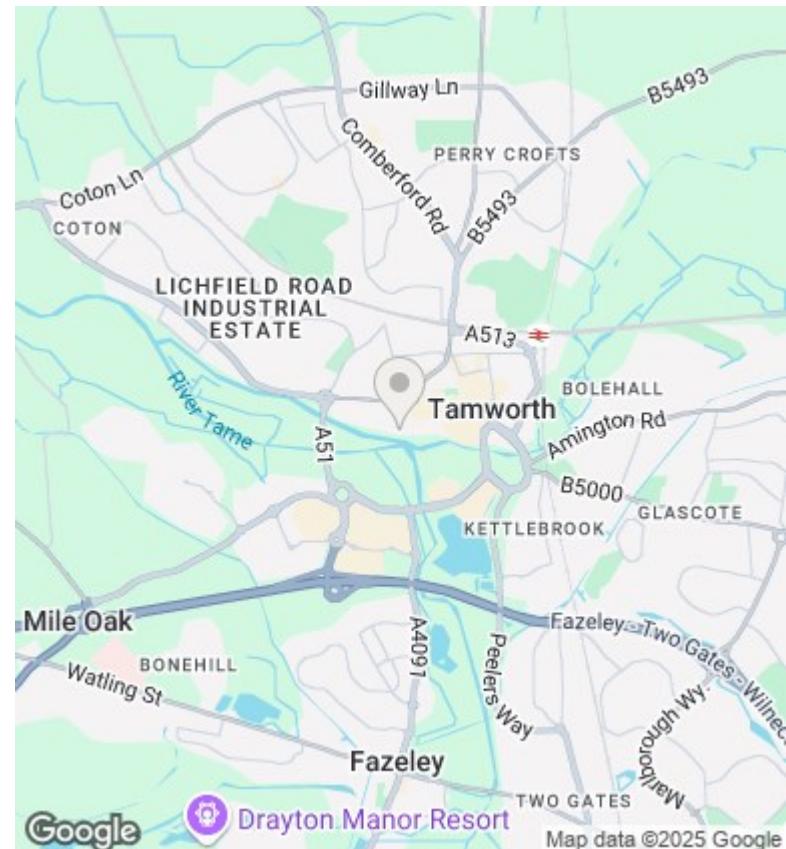




Main area: Approx. 97.3 sq. metres (1047.8 sq. feet)  
Plus garages, approx. 21.7 sq. metres (233.2 sq. feet)

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 by any prospective purchaser.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Viewings

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

## Council Tax Band

B